

# Ringstead Neighbourhood Plan 2011-2031

## 1st Draft (Regulation 14) Consultation



July 2020



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## 1. INTRODUCTION

### NEIGHBOURHOOD PLANS

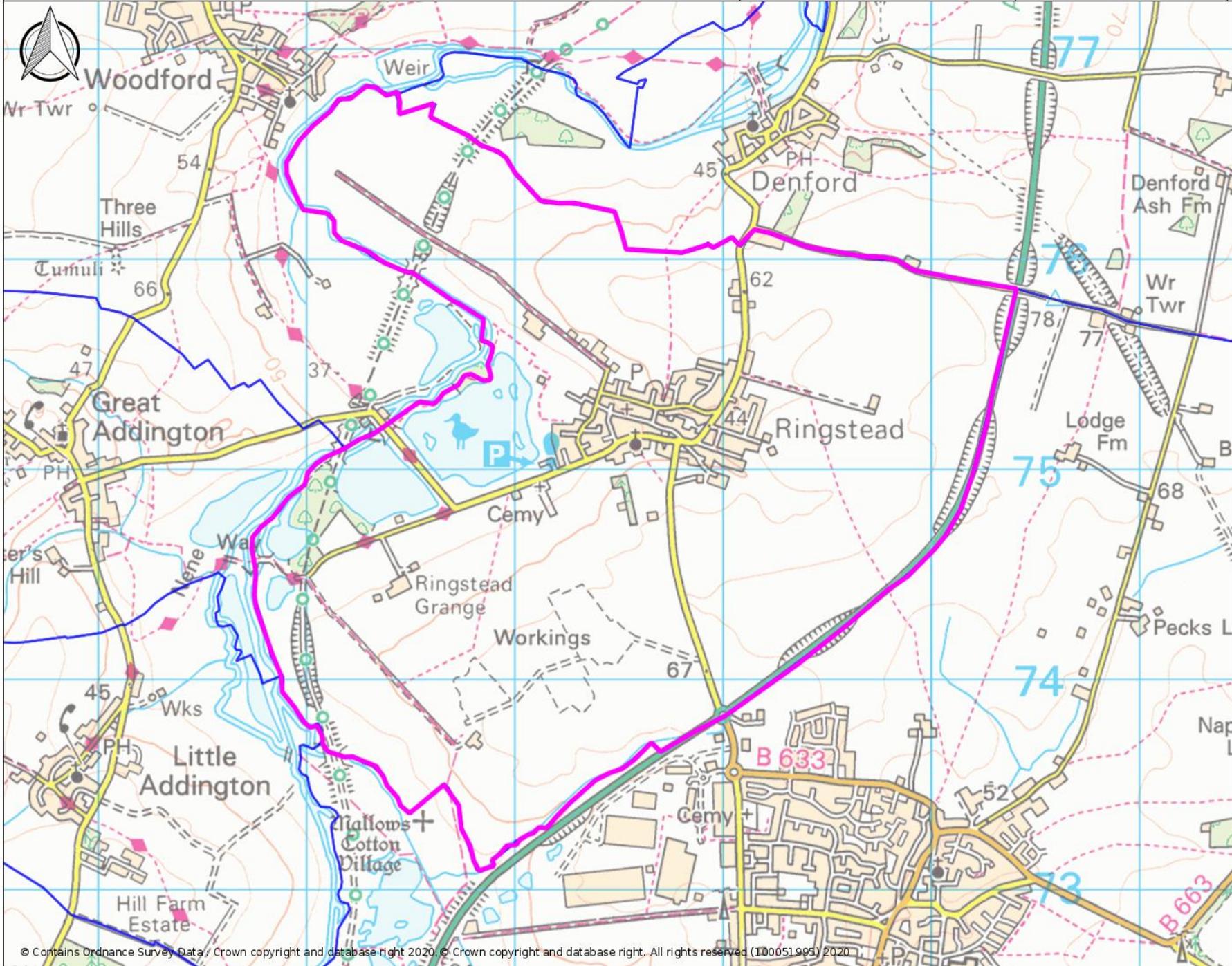
- 1.1 The 2011 Localism Act has given communities the right to draw up a Neighbourhood Plan. This right gives local communities genuine opportunities to influence the future of the places where they live.
- 1.2 The Ringstead Neighbourhood Plan will allow people, who live, work and have a business in the parish to have a say where they think new houses and businesses should be located and what they should look like. A Neighbourhood Plan can also identify and protect important Local Green Spaces, conserve local heritage and protect areas of nature conservation interest. The Ringstead Neighbourhood Plan will be a statutory plan which means that once it has been finalised, it will be used to determine planning applications in the parish.

### THE RINGSTEAD NEIGHBOURHOOD AREA

- 1.3 The Ringstead Neighbourhood Area comprises the parish of Ringstead which is located within East Northamptonshire Council district. The parish is a rural area (815 hectares) with a population of 1,461 and 616 homes (2011 Census). As at June 2018, 633 properties were registered for Council Tax.
- 1.4 The only settlement is Ringstead village located approximately 24km north-east of Northampton and 1.5km north of Raunds. The village lies to the east of the River Nene and north of the A45.
- 1.5 Ringstead parish was designated as a Neighbourhood Area on 4 December 2017. The Plan is being prepared by Ringstead Parish Council, supported by the Ringstead Neighbourhood Plan Steering Group which is made up of Parish Councillors and residents who have volunteered to help. The Plan covers the period 2011 to 2031.
- 1.6 The Ringstead Parish Council website ([www.ringsteadpc.org.uk](http://www.ringsteadpc.org.uk)) provides information and updates about the Neighbourhood Plan preparation and its progress.

### BASIC CONDITIONS

- 1.7 Only a draft Neighbourhood Plan that meets each of a set of basic conditions can be put to a referendum and be adopted. This means that there is not an entirely free hand over how the Plan is prepared. A Neighbourhood Plan must have regard to the National Planning Policy Framework (NPPF) and the Development Plan for the area.



Neighbourhood Area

- Parish
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NATIONAL PLANNING POLICY FRAMEWORK

- 1.8 The revised National Planning Policy Framework was updated on 19 February 2019 and sets out the government’s planning policies for England and how these are expected to be applied. This revised Framework replaces the previous National Planning Policy Framework published in March 2012, and revised in July 2018.

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EAST NORTHAMPTONSHIRE LOCAL PLAN

- 1.9 The relevant Development Plan for the area is the East Northamptonshire Local Plan. For the purposes of this Neighbourhood Plan, the relevant parts of the Local Plan 2006 - 2026 (formerly LDF) are:

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NORTH NORTHAMPTONSHIRE JOINT CORE STRATEGY 2011-2031

- 1.10 The North Northamptonshire Joint Core Strategy is the overall strategic plan for North Northamptonshire, prepared by a Joint Planning Committee made up of elected representatives from Northamptonshire County Council, Corby Borough Council, Kettering Borough Council, East Northamptonshire District Council and the Borough Council of Wellingborough. It was adopted in July 2016.

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LOCAL PLAN PART 2 - 1996 DISTRICT LOCAL PLAN

- 1.11 The East Northamptonshire Local Plan, adopted in 1996, has now mostly been replaced. However, a small number of its policies remain in force.

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REPLACEMENT DISTRICT WIDE LOCAL PLAN PART 2

- 1.12 On 11 April 2016, East Northamptonshire Council decided to start afresh, with the preparation of a new District-wide Local Plan Part 2. This will replace remaining policies from the 2011 Rural North, Oundle and Thrapston Plan (RNOTP) and the 1996 East Northamptonshire District Local Plan (DLP), where such policies have not been, or are being, replaced by an equivalent policy in a Neighbourhood Plan.
- 1.13 The initial stage in preparing the new Local Plan Part 2 involved consultation with a range of key consultees and stakeholders in early 2017 to assess the range of themes and topics to be covered. In November 2018, East Northamptonshire Council consulted on the draft policies and text for the Local Plan Part 2.
- 1.14 The new Local Plan Part 2 will not be finalised until 2020 at the earliest and is likely to be affected by the creation of a unitary authority for North Northamptonshire. Nonetheless, we have been working with East Northamptonshire Council to produce complementary Neighbourhood



and Local Plans. However, once a new Local Plan is finalised, we may still have to review the Neighbourhood Plan to make sure it is in general conformity.

WHAT HAS BEEN DONE SO FAR

1.15 An initial consultation event was held on Saturday 10 March 2018 at the Village Hall which was attended by 222 residents. Young people at the Primary School and Youth Group were also consulted.



Figure 1: Initial consultation event March 2018

Feedback from this consultation helped us to identify some of the key issues that our Neighbourhood Plan may need to address.

1.16 In April 2018, a questionnaire was distributed to parishioners inviting them to set out their views on the future of the Parish. This questionnaire explored in more detail some of the issues raised by the earlier consultation. A total of 165 completed questionnaires were received. The findings of the surveys are available on the Ringstead Parish Council website.

1.17 In July 2018, we invited businesses, service providers, developers and others to a stakeholder workshop to raise awareness of the Neighbourhood Plan and to identify



Figure 2: Stakeholder consultation



opportunities and constraints related to the future development of the parish.

- 1.18 On 14 November 2019, a ‘drop in’ session was arranged where residents could find out more about plans for housing development and inspect some of the proposals put forward by potential developers. Background material relating to the housing site options was made available on the Ringstead Parish Council website.
- 1.19 Throughout the plan preparation process, local people have been informed of progress through the website, presentations at Parish Council Meetings and Newsletters, Twitter and Facebook.
- 1.20 The process of preparing the Ringstead Neighbourhood Plan has highlighted non-planning issues or the need for community projects. This includes things like anti-social behaviour and dog fouling. These matters are dealt with by the local and parish councils.

#### CONSULTATION

- 1.21 The feedback from the consultation events, questionnaire results and information about the area have helped us prepare this (Pre-Submission) Draft version of the Ringstead Neighbourhood Plan. Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a pre-submission consultation period of no less than six weeks on the proposed Neighbourhood Plan for Ringstead will run to from Monday 17 July 2020 to Monday 31 August 2020.
- 1.22 A copy of the Pre-Submission Draft of the Plan will be available to download, along with supporting documentation, on the Ringstead Parish Council website. A leaflet publicising the Pre-Submission Draft of the Plan will be delivered to all premises within the Parish.
- 1.23 Representations on the contents of the Pre-Submission Draft of the Plan can be submitted to the Parish Council. These must be received by 17:00hrs on Monday 31 August 2020.
- 1.24 To comment on any aspect of the Pre-Submission Draft of the Plan, please write to the Parish Council or complete and return a copy of the Pre-Submission Representation Form. The form will be available at the ‘drop in’ session or can be downloaded from the Parish Council website. Comments may be returned:
- Via e-mail to: [clerk@ringsteadpc.org.uk](mailto:clerk@ringsteadpc.org.uk)
  - By post to:



Mrs Lisa Ritchie  
The Village Hall  
9 High Street  
Ringstead  
Northamptonshire  
NN14 4DA

WHAT HAPPENS NEXT?

- 1.25 All representations and comments received will be considered by Ringstead Parish Council and may be used to amend the Pre-Submission Draft of the Plan. Following this, a Consultation Statement, including a summary of all comments received and how these were considered, will be made available on the Ringstead Parish Council website.
- 1.26 The Plan will then be submitted to East Northamptonshire Council for publication and, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, a further six-week public consultation will take place before it is sent to an Independent Examiner.
- 1.27 The Examiner will either recommend that:
- the Plan is submitted to a referendum;
  - is modified to meet the 'Basic Conditions' and then submitted to a referendum; or
  - the Plan is refused.

If the Examiner is satisfied, East Northamptonshire Council will arrange a referendum. If the Plan is approved by a simple majority of those voting in the referendum, East Northamptonshire Council will adopt it.

- 1.28 When the Plan is adopted, it will form part of the Statutory Development Plan for Ringstead. East Northamptonshire Council will continue to be responsible for determining most planning applications, but in Ringstead parish the policies in the Neighbourhood Plan, together with policies from the adopted Local Plan and the NPPF, will be the basis for those decisions.

**Note, when considering a development proposal, ALL the relevant policies of the Neighbourhood Plan will be applied.**



## 2. SUSTAINABLE DEVELOPMENT

2.1 The Plan must contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an **economic** objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a **social** objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- an **environmental** objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

2.2 This Plan shows what sustainable development in Ringstead means in practice.

### KEY ISSUES

2.3 Feedback from community consultation has identified the key issues that the Ringstead Neighbourhood Plan needs to address (in priority order):

- Maintaining the character of the village
- Improving or retaining local services and facilities
- Traffic management and on-street parking
- Protecting the countryside
- Protecting green areas in the village



- Conserving local heritage
- Maintaining tranquillity
- Meeting local housing needs
- Improving footpath links
- More employment opportunities for local people

These are explored in greater detail in the following chapters. The Plan will also look at opportunities for the expansion and growth of local business.

#### VISION

- 2.4 In setting out the aims for the Plan it is vital to consider how the Parish should be at the end of the plan period. The plan needs to be aspirational, but realistic. The vision statement set out on the next page has helped guide the preparation of the Ringstead Neighbourhood Plan and makes it clear what the Plan is aiming to achieve.

#### IMPLEMENTATION

- 2.5 There is no point in preparing a Plan which cannot be delivered. To help implement the Ringstead Neighbourhood Plan, stakeholders have been involved and have helped identify what infrastructure is needed to support the Plan.
- 2.6 Almost all development has some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts are detrimental and so it is only fair that new development pays a share of the cost of providing additional infrastructure.



# Ringstead in 2031

The unique character and heritage of Ringstead is conserved

A prosperous local economy

Local housing needs are met

Ringstead is a tranquil place to live

The impact of on-street parking on village life is reduced

The character and beauty of the countryside and the natural environment are safeguarded

Important green spaces are protected

Local services and facilities are retained and, where possible, improved



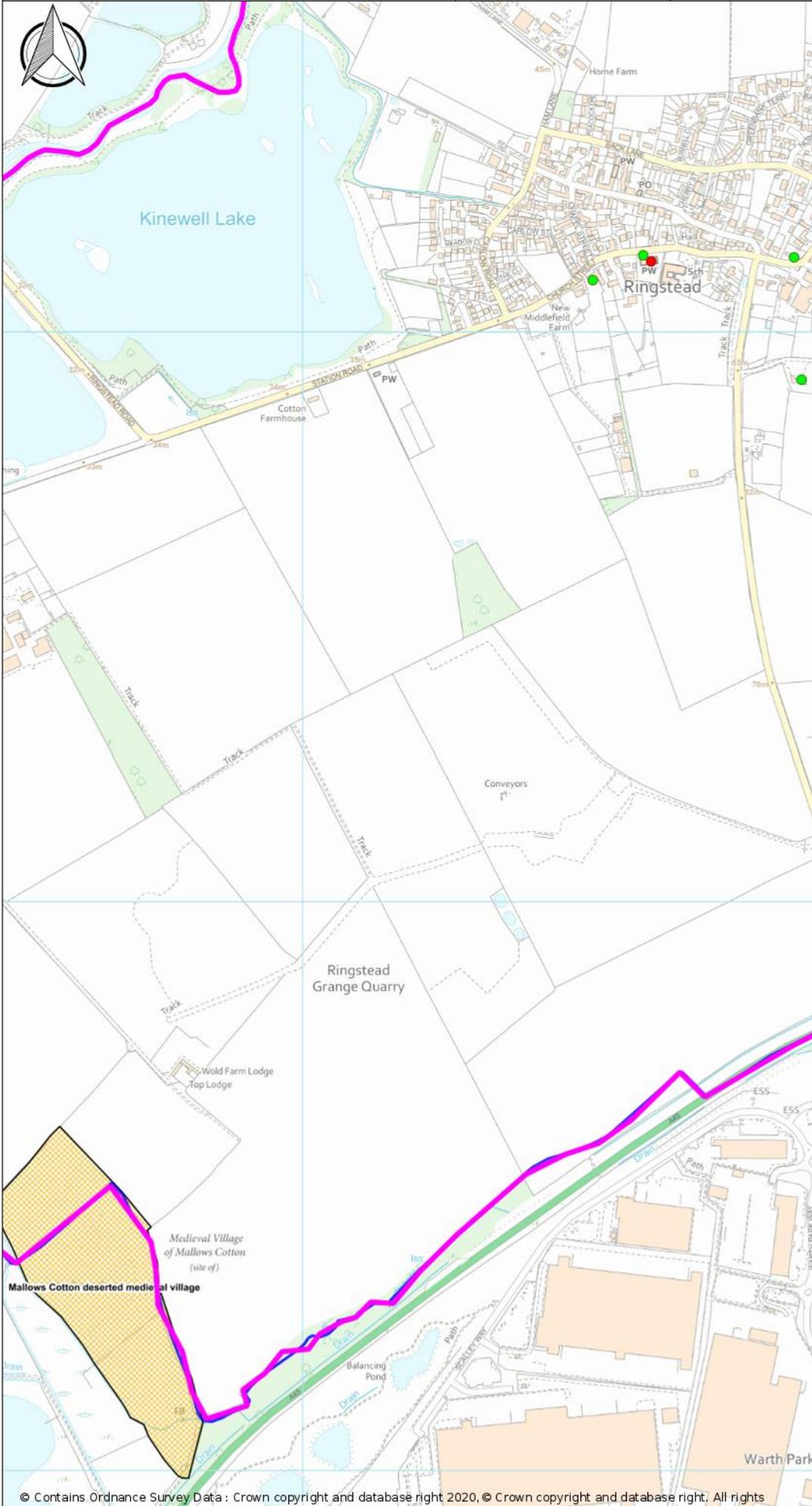
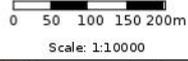
### 3. MAINTAINING THE CHARACTER OF RINGSTEAD

#### HISTORY

- 3.1 Ringstead was first documented in 1124 and the name may come from the Anglo Saxon 'hring', meaning a circular place; possibly derived from one of the ancient parish fields.
- 3.2 Ringstead's oldest building is the Parish Church, which dates in part from the 12th Century. The local ironstone was employed in the building of private houses and was often used in association with limestone.
- 3.3 At one time shoemaking was the main industrial activity in the village, much of this took place at home. The Parish has contributed significantly to the production of sand and gravel, and this has affected the setting and character of the village through the creation of large areas of water.
- 3.4 The village expanded considerably in size over during the 20th century with the development of both public and private housing. In 1901 there were 229 dwellings in the Parish while in 1981 there were 459. Over the same period the population increased from 928 to 1252

#### DESIGNATED HERITAGE ASSETS

- 3.5 In Ringstead Parish, a Scheduled Monument and Listed Buildings have already been designated under relevant legislation.
- 3.6 The NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
- 3.7 Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, grade I and II\* listed buildings should be wholly exceptional.
- 3.8 Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.



**Neighbourhood Area**



**Parish**



**Listed Buildings**

- I
- II
- II\*

**Scheduled Monuments**






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#### SCHEDULED MONUMENTS

- 3.9 Scheduling is shorthand for the process through which nationally important sites and monuments are given legal protection. There is one Scheduled Monuments in Ringstead Parish:

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#### MALLOWS COTTON DESERTED MEDIEVAL VILLAGE

- 3.10 The remains comprise the site of one of three medieval settlements, each known as Cotton- Mallows, Mill and West Cotton). The earthworks of Mallows Cotton deserted medieval village are extensive and include well preserved remains of buildings as identified by small scale excavation work in the past. Only the northern part lies within Ringstead parish.
- 3.11 Exposed stonework marks the position of some of the houses. A larger rectangular platform in the north western area is considered to include the buried remains of the manor house. In the south western area of the village, ditches and banks indicate the location of further horticultural plots and fields. Elsewhere trackways run from east to west across the site. A small excavation was carried out on Mallows Cotton in 1909 when remains of buildings were uncovered. The manorial history of the site is complex as the village was documented jointly with the adjacent villages. However, it is known that the village originated in the 12th century and was well established by 1274. By 1798, when an enclosure map of the area was produced, the village was completely abandoned.

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#### LISTED BUILDINGS

- 3.12 Listing marks and celebrates a building's special architectural and historic interest and brings it under the consideration of the planning system, so that it can be protected for future generations.
- 3.13 The older a building is, the more likely it is to be listed. All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840.
- Grade I buildings are of exceptional interest, nationally only 2.5% of Listed buildings are Grade I
  - Grade II\* buildings are particularly important buildings of more than special interest; 5.5% of Listed buildings are Grade II\*



- Grade II buildings are of special interest; 92% of all Listed buildings are in this class and it is the most likely grade of listing for a home owner.

3.14 There are five Listed buildings in Ringstead:

- Church of The Nativity of The Blessed Virgin Mary, Grade I
- Manor House, 13, Church Street, Grade II
- 5, 7 and 9, Denford Road, Grade II
- Slade Farmhouse, Raunds Road, Grade II
- Ringstead War Memorial, Grade II



Figure 3: The Church of the Nativity of the Blessed Virgin Mary

#### NON-DESIGNATED FEATURES OF LOCAL HERITAGE INTEREST

3.15 The above places have already been designated and offered protection through national and local planning policies, however there are other buildings and sites in the parish that make a positive contribution providing local character and sense of place because of their heritage value. Although such heritage features may not be nationally designated, they may be offered some level of protection through the Plan. The Plan includes information about local, non-designated heritage features to guide decisions.

3.16 A list of Features of Local Heritage Interest (Appendix 1) has been compiled with the support of Ringstead Heritage Group.

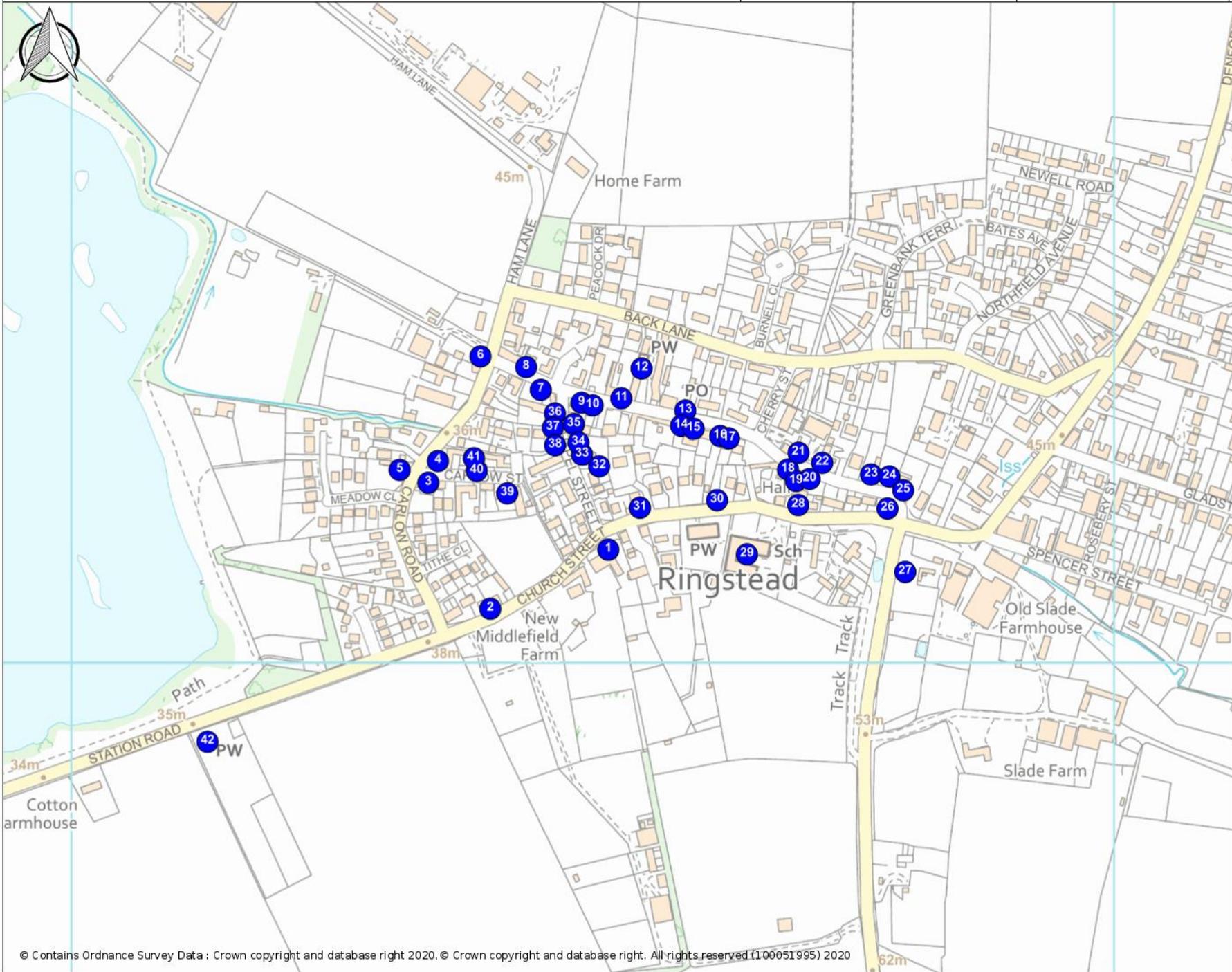
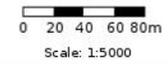


Figure 4: Wesleyan Chapel

### Policy R1: Features of Local Heritage Interest

The determination of planning applications which would affect features of local heritage interest (as shown on Map 3 (page 15), the Policies Maps on pages 83 & 84 and Appendix 1) will balance the need for, or public benefit of, the proposed development against the significance of the asset and the extent to which it will be harmed.

- ✓ The unique character and heritage of Ringstead is conserved



Features of Local Heritage Interest



Parish





DESIGN

3.17 We expect all development to contribute positively to the creation of well-designed buildings and spaces. Through good design we want to maintain and enhance the character of Ringstead and create places that work well for both occupants and users and are built to last.

3.18 In September 2019, the Government published the National Design Guide which illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government’s priorities for well-designed places in the form of ten characteristics.



Figure 5: Ringstead Business Centre

3.19 A National Model Design Code will also be published setting out detailed standards for key elements of successful design.

3.20 To support the National Design Guide and the National Model Design Code we want to ensure that that schemes should be locally inspired and clearly take account of local vernacular, architecture and materials. Therefore, the design of new developments should respond to the following local characteristics of Ringstead:

- **Walls:** red brick, coursed limestone and ironstone.
- **Windows:** timber, sash/casements with glazing bars, white painted
- **Roofs:** red clay pantile, plain tile, slate.
- **Chimneys:** brick/stone end stacks with some central.





**Policy R2: Design**  
 Development that reflects the distinctive and traditional character of Ringstead will be supported.

- ✓ The unique character and heritage of Ringstead is conserved

**LOCAL GREEN SPACES**

3.21 National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances.



Figure 6: Peace Park

From our 2018 Questionnaire survey we know that most respondents supported the protection of the following green spaces. Their importance is summarised in Appendix 2.

**Policy R3: Local Green Spaces**

The following sites have been designated as Local Green Spaces:

1. Peace Park
2. Recreation Ground
3. St Mary’s Churchyard
4. Community Garden
5. Ringstead Cemetery
6. Allotments

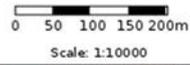
Development that would harm the openness or special character of a Local Green Space (as shown on Map 4 (page 20) and the Policies Maps on pages 83 & 84) or its significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space such as:

- A. Provision of appropriate facilities to service a current use or function; or



B. Alterations or replacements to existing building(s) or structure(s) provided that these do not significantly increase the size and scale of the original building(s) or structure(s).

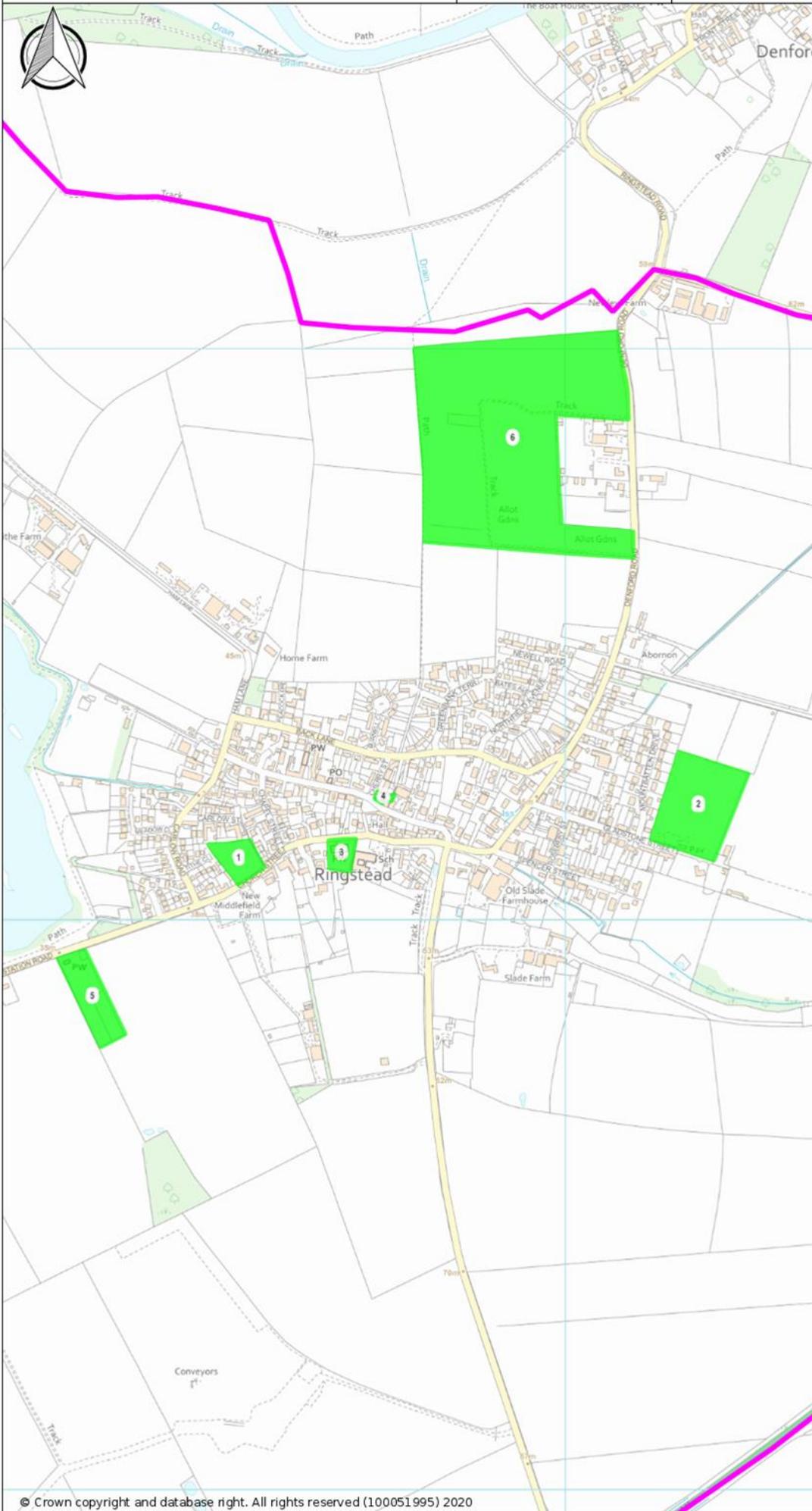
- ✓ The unique character and heritage of Ringstead is conserved
- ✓ Important green spaces are protected



Neighbourhood Area



Local Green Space





## 4. SERVICES AND FACILITIES

- 4.1 The National Planning Policy Framework promotes the retention and development of local services and community facilities in villages, such as local shops, meeting places, public houses and places of worship.
- 4.2 Ringstead has a good range of services and facilities, including shops, public house, a Social Club, post office and primary school. The village is close to both Raunds and Thrapston where a wider range of facilities are available.
- 4.3 At the time of writing<sup>1</sup>, there are three bus services:
- Diamond Coaches 266 service between Raunds and Kettering. There is no Sunday or Bank Holiday service. The bus stops in Ringstead at Denford Road four times a day (three times a day on Saturday).
  - Diamond Coaches 287 Rushden Lakes shopper service every Wednesday.
  - Diamond Coaches 203 shoppers service to Peterborough on the first Saturday of the month.
- 4.4 Our 2018 Questionnaire showed that over half of respondents would like to see a better bus services and healthcare services. We also asked children from the Primary School and Youth Group to help identify the things that they would like to see. These included:
- More activities for teenagers;
  - More shops;
  - Improved play equipment;
  - Bus shelters; and
  - More litter bins
- 4.5 The loss of even the limited services and facilities that residents do currently enjoy can have a significant impact on people's quality of life and the overall viability of the community. With an increasing proportion of older people in the population, especially those who have been resident in the Parish for many years, access to locally based services will become increasingly important due to lower mobility levels. Our 2018

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<sup>1</sup> Bus services may change during the life of the Neighbourhood Plan



Questionnaire showed 99% of respondents wanted to see existing services and facilities protected.

**Policy R4: Community Services and Facilities**

Development that would result in the loss of the following facilities will not be supported, unless it can be demonstrated that:

- A. It is no longer viable; and
- B. It is no longer needed by the local community; and
- C. It is not needed for any other community use or that the facility is being replaced by equivalent or better provision in terms of quantity, quality and location:
  1. Ringstead Post Office
  2. Ringstead Convenience Store
  3. Ringstead Village Hall
  4. Ringstead Village Social Club
  5. The Axe & Compass PH

✓ Local services and facilities are retained and, where possible, improved

**CONVENIENCE STORE**

4.6 Ringstead Store on High Street is convenience store and newsagent that is open seven days a week.

**POST OFFICE**

4.7 Ringstead Post Office on High Street is open Monday to Saturday and offers mail, travel and financial services.

**VILLAGE HALL**

4.8 Ringstead Village Hall is owned by the Co-Operative Society and was used for the Temperance Band. The Hall has a kitchen and seating for approximately 70. The hall is used on a regular basis by village groups, including Beavers, Cubs, Scouts, WI, Ringstead Art Group, U3A Camera Club, Parish Council and St Mary's Sunday School.



Figure 7: Ringstead Post Office



- 4.9 The lease of the Village Hall to the Parish Council is due to expire in the next few years and it is not clear whether it will be renewed. The Parish Council have looked at alternative sites for a new village hall but there are no easy options.

**Policy R5: Village Hall**

If the current site becomes unviable, the development of a new Village Hall will be supported in a location within or outside the Limits to Development (as shown on Map 7 (page 46) and the Policies Maps on pages 83 & 84) where it:

- A. Is well connected to the village and accessible to those without access to a car;
- B. Incorporates services and facilities for all;
- C. Is in keeping with the scale, form and character of its surroundings;
- D. Does not significantly adversely affect the amenities of residents in the area, including daylight/sunlight, privacy, air quality, noise and light pollution; and
- E. Will not generate additional on-street car parking.

✓ Local services and facilities are retained and, where possible, improved

**SOCIAL CLUB**

- 4.10 The Social Club on High Street has been in the village for over 80 years. Although originally a Working Men's Club, the current Committee & Trustees want it to be recognised as an independent village Social Club where everyone is welcome. It is a non-profit making establishment, run by an elected Committee and Trustees as well as a separate Ladies fundraising committee all working as volunteers to ensure that the club is viewed as an important part of the community.
- 4.11 The Social Club offers regular free monthly entertainment and organises functions on Bank Holidays and other key dates. Regular activities include Pool, Skittles, Dominoes & Darts teams and Sunday evening bingo. There is a function room available for the hire for social events which will comfortably seat 110 people.



#### AXE AND COMPASS PH

- 4.12 A pub has been on the site of the Axe and Compass, Carlow Road for over 400 years, although the main building is much younger at 150 years old. Extended and modernised 20 years ago, inside are several opened-out rooms including a restaurant.



Figure 8: Axe and Compass PH

#### RINGSTEAD CHURCH OF ENGLAND PRIMARY SCHOOL

- 4.13 Ringstead Primary School on Church Street is an academy school for 4-11-year olds. With a school role of around 95, it is much smaller than the average primary school.

#### RINGSTEAD ROBINS

- 4.14 Ringstead Robins is a charity pre-school, catering for children from the age of 2 years until school age. Open from 9am to 3pm, Monday to Friday during school term time, the Robins are in the Institute Building, High Street.

#### SPORT AND RECREATION

- 4.15 Ringstead Rangers is a non-league football club with over 100 years of History. There are both adult and youth teams and the Club is based at the Recreation Ground in Gladstone Street.



RINGSTEAD ALLOTMENTS

4.16 As part of the Ringstead Gift- a Charity that provides relief in need for persons resident in the Parish, there are around 2.4 hectares of land available as garden allotments, situated in Denford Road. Various size plots available.

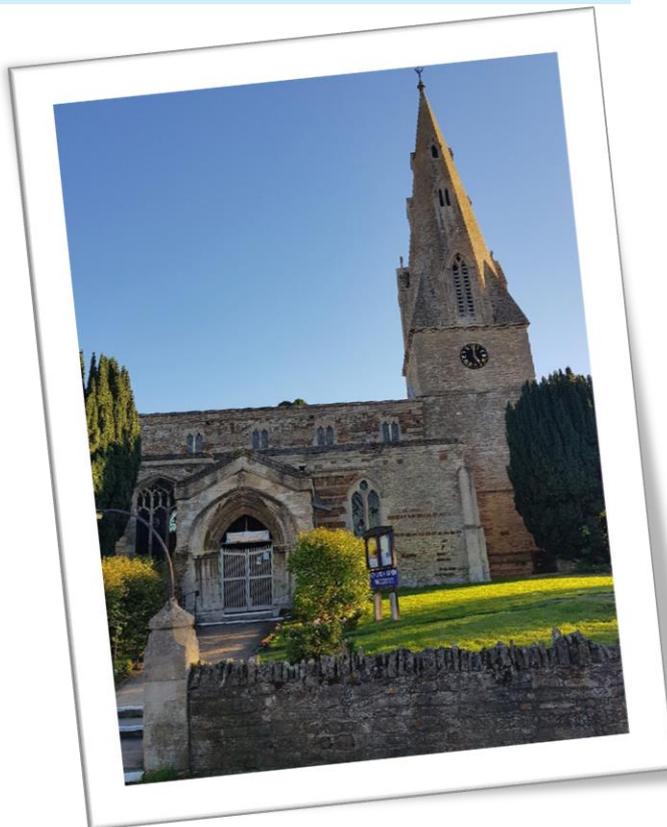


Figure 9: Parish Church

NATIVITY OF THE BLESSED VIRGIN MARY

4.17 St Mary's Parish Church on Church Street is part of a larger benefice of Raunds, Hargrave, Ringstead, and Stanwick.

RINGSTEAD SHARED CHURCH

4.18 The Shared Church came into being when the Baptist and Methodist congregations entered into a formal 'Church Premises Sharing Agreement'. Regular combined services held alternately in the Baptist and Methodist buildings had taken place since 1975. In 1995 the Methodist building was converted to residential use and the two congregations then used the Baptist building between High Street and Back Lane.

INFRASTRUCTURE

4.19 New development will have some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts can be detrimental and so developers must expect to contribute towards the cost of providing additional infrastructure.

4.20 To enable new housing development to take place, there will need to be improvements to village services and facilities. However, our Neighbourhood Plan must be deliverable. Therefore, the developments identified in the Plan should not be subject to such a scale of obligations



and burdens that their viable implementation is threatened. Contributions are governed by the provisions of the Community Infrastructure Regulations 2010.

- 4.21 There are also circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small-scale and self-build development.

#### **Policy R6: Infrastructure**

New development will be supported by the provision of new or improved infrastructure, together with financial contributions for the following off-site infrastructure requirements where appropriate:

- A. The improvement, remodelling or enhancement of:
  - a. Ringstead Church of England Primary School;
  - b. Gladstone Street Recreation Ground;
- B. The improvement, remodelling or enhancement of Ringstead Village Hall or financial contributions to support the relocation of the Village Hall in accordance with Policy R5;
- C. Community infrastructure improvements including the provision of parish notice boards, seats, children's play area equipment, bus shelters, litter bins.

Contributions will be phased or pooled to ensure the timely delivery of infrastructure, services and facilities where necessary. To ensure the viability of housing development, the costs of the Plan's requirements should be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.

- ✓ Local services and facilities are retained and, where possible, improved



## 5. TRAFFIC AND PARKING

- 5.1 In the mid-1980s, the Ringstead and Denford Bypass was constructed from the Raunds roundabout to a grade separated interchange at Thrapston with the A14. This removed through traffic which previously had to negotiate a double bend in the village.

### SPEEDING TRAFFIC

- 5.2 Concerns about speeding traffic have been investigated by the Police and Ringstead Parish Council following speed surveys on Denford Road, Church Street and Station Road undertaken in 2014.

### PARKING

- 5.3 Early consultation showed that inconsiderate parking, or the lack of parking, was a problem in the village. Our 2018 Questionnaire identified particular problems on High Street and Church Street. There is an existing informal car park in the village centre at the junction of High Street and Cherry Street with spaces for around 14 cars which is also well used.
- 5.4 In other parts of the village e.g. Gladstone Street, Rosebery Street and Spencer Street, there are Victorian terraced properties with no off-street parking, so on-street parking can be a necessity. Proposals to extend parking restrictions have been resisted by some local people.
- 5.5 To avoid exacerbating the problem, new developments should include adequate car parking provision to minimise the need for on-street car parking. In September 2016, Northamptonshire County Council published new parking standards which should ensure that new developments include an appropriate level of car parking to minimise the need for on-street car parking.

### Policy R7: Parking

New development should ensure that there is satisfactory provision for parking, servicing and manoeuvring in accordance with Highway Authority Parking Standards. Development that is likely to generate, or reduce the availability of, on-street parking on the following streets will not be supported:

1. Church Street
2. Gladstone Street
3. High Street
4. Rosebery Street
5. Spencer Street



Development that would result in the loss of parking spaces at the Village Centre car park will not be supported.

- ✓ The impact of on-street parking on village life is reduced



## 6. COUNTRYSIDE AND COUNTRYSIDE ACCESS

- 6.1 Ringstead is a rural area lying in the Nene Valley. The rural setting to Ringstead village is highly valued by local people so, to prevent the sprawl of development into the countryside and to protect the landscape setting of the village, we have defined a Ringstead Village Boundary. The Village Boundary helps us to plan positively for growth and prevent encroachment into open countryside.

### Policy R8: The Countryside

Outside Ringstead Village Boundary (as shown on Map 7 (page 46) and the Policies Maps on pages 83 & 84), development will only be supported if it is for the following purposes:

- A. Agriculture, horticulture, woodland management or other similar uses appropriate to a rural area, including uses which would help to diversify the rural economy;
- B. Tourism development in accordance with Policy R21;
- C. Outdoor sport and recreation and associated buildings;
- D. Renewable energy production;
- E. Where it is necessary for the continuation of an existing enterprise, facility or operation that is compatible with its setting in the countryside;
- F. Housing in accordance with Policy R14;
- G. Traveller accommodation in accordance with Policy R20;
- H. The conversion or re-use of permanent and substantial buildings, including proposals for the optimum viable use of a heritage asset;
- I. Minor extensions to existing dwellings and to other buildings that are subordinate in scale and appearance to the existing building; or
- J. Other uses which justify and are compatible with a countryside location.

✓ The character and beauty of the countryside and the natural environment are safeguarded

✓ Ringstead is a tranquil place to live

### LANDSCAPE

- 6.2 The landscape patterns evident today have evolved gradually over many thousands of years and are the result of the interaction of physical and human influences.

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### NORTHAMPTONSHIRE VALES NATIONAL CHARACTER AREA



- 6.3 Natural England has prepared profiles for each of England’s 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.
- 6.4 Ringstead parish lies within the Northamptonshire Vales National Character Area (NCA 89). The Character Area (NCA) consists of a series of low-lying clay vales and river valleys, including the valleys of the rivers Nene and Welland and their tributaries.
- 6.5 The rural feel and tranquillity of Ringstead contrasts with the urban areas of Northampton, Oundle, Thrapston, Raunds and Wellingborough. The area is rich in historic character, with country houses, historic parkland, ridge and furrow and open field patterns. The river valleys are striking features of the area, with their riverside meadows and waterside trees and shrubs.
- 6.6 Also common are the flooded gravel pits and their associated wetlands, which result from reclamation schemes. These have given rise to some of the most important freshwater wetlands in the Midlands, supporting large numbers of wetland birds and wildfowl, especially over winter. The Upper Nene Valley Gravel Pits were designated as a Special Protection Area in 2011 in recognition of their wetland bird assemblage, which includes non-breeding great bittern, gadwall and European golden plover. The rivers and associated habitats also provide regional ecosystem services such as regulating water flow, quality and availability, as well as providing extensive recreational and biodiversity resources for the surrounding urban areas.

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NORTHAMPTONSHIRE LANDSCAPE CHARACTER ASSESSMENT

- 6.7 Working within the framework of national Countryside Character Areas, the Northamptonshire Landscape Character Assessment (LCA) identifies a range of landscape character types and 41 character areas across North Northamptonshire. The Assessment provides the basis for guiding, informing and understanding the ability of any location to accommodate change and to make positive proposals for conserving, enhancing or regenerating character as detailed proposals are developed. The LCA will be used in the determination of development proposals to ensure that the character of the area’s landscape is respected, retained and, where possible, enhanced for future generations.



## 9A CHELVESTON AND CALDECOTT CLAYLANDS

- 6.8 The Chelveston and Caldecott Claylands Character Area is located on the eastern edge of Northamptonshire, bordered by the Limestone Valley Slopes and the urban areas of Rushden, Higham Ferrers and Raunds. The area is characterised by a predominance of arable cereals with fields of arable horticulture and occasional areas of improved pasture and calcareous grassland.

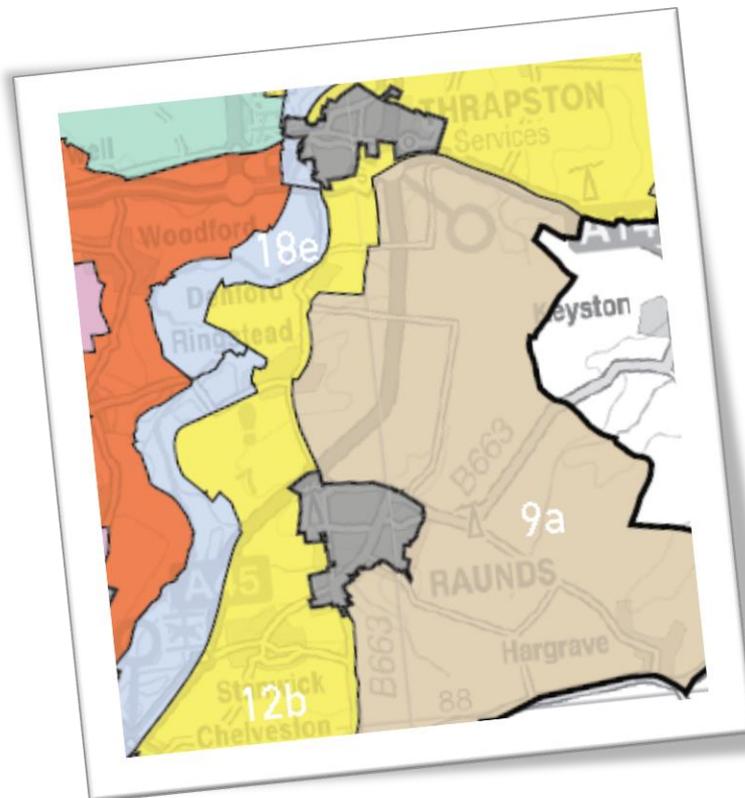


Figure 10: Northamptonshire Landscape Character Assessment

- 6.9 The main settlements in the character area are the villages of Hargrave, Caldecott, Newton Bromswold, Higham Park, and the outer edges of Ringstead and Chelveston. Although the majority have a linear form, Chelveston has developed around a number of road junctions and the village of Ringstead is a compact, nucleated settlement. Beyond this lies a rural landscape of scattered farms and dwellings, located both at the end of long straight tracks running at right angles to the road and adjacent to the roadside. The alignment of the network of minor roads that connect settlements and individual dwellings emphasise the natural grain of the landscape. The A45(T) provides the only main road within the area from which there is evidence of localised noise intrusion. Other infrastructure elements, however, have a more significant impact on the landscape.
- 6.10 Recreational opportunities are limited in the Chelveston and Caldecott Claylands and although a number of rights of way pass through the landscape, there are no National Trails. Rushden Golf Course, southwest of Chelveston, provides the only recreational feature. Heritage features are also limited, with only scattered fields of ridge and furrow.



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#### 12B HIGHAM FERRERS TO THRAPSTON

- 6.11 The Higham Ferrers to Thrapston Character Area is characterised by a predominance of arable cereals interspersed with fields of arable horticulture, generally large, and medium to large in size, and regular in shape, emphasising the subtle undulations of the area. Small pockets of improved pastures and calcareous grassland are evident, however, around settlements, including Denford, Ringstead, Stanwick, the north-eastern edge of Higham Ferrers, and on the western edge of the character area adjacent to the site of the medieval village of Mallows Cotton. Fields in close proximity to settlements are also generally smaller in size.
- 6.12 As is typical of the type, woodland cover is limited to scattered broadleaved copses and areas of young tree planting in the northern section of the character area, north of Denford, and scattered hedgerow trees, including ash and stag headed ash. Distant views towards scattered woodlands within the Farmed Claylands create a greater sense of cover, however, despite the overall lack of woodland.
- 6.13 The landscape is relatively well settled, with the village of Stanwick descending the slopes, and Ringstead and Denford villages located immediately adjacent to the floodplain. Beyond the villages lies a rural landscape of scattered farms and dwellings set back from the roadside. Silage bales stacked adjacent to farms and outbuildings can frequently be seen within the landscape. The urban centres of Higham Ferrers, Raunds and Thrapston also border the character area, resulting in a strong urban influence in places. Pylons passing through the area, along with noise intrusion from the A45(T), contribute further to urbanising elements within the landscape.

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#### 18E THE NENE - WOODFORD MILL TO THRAPSTON

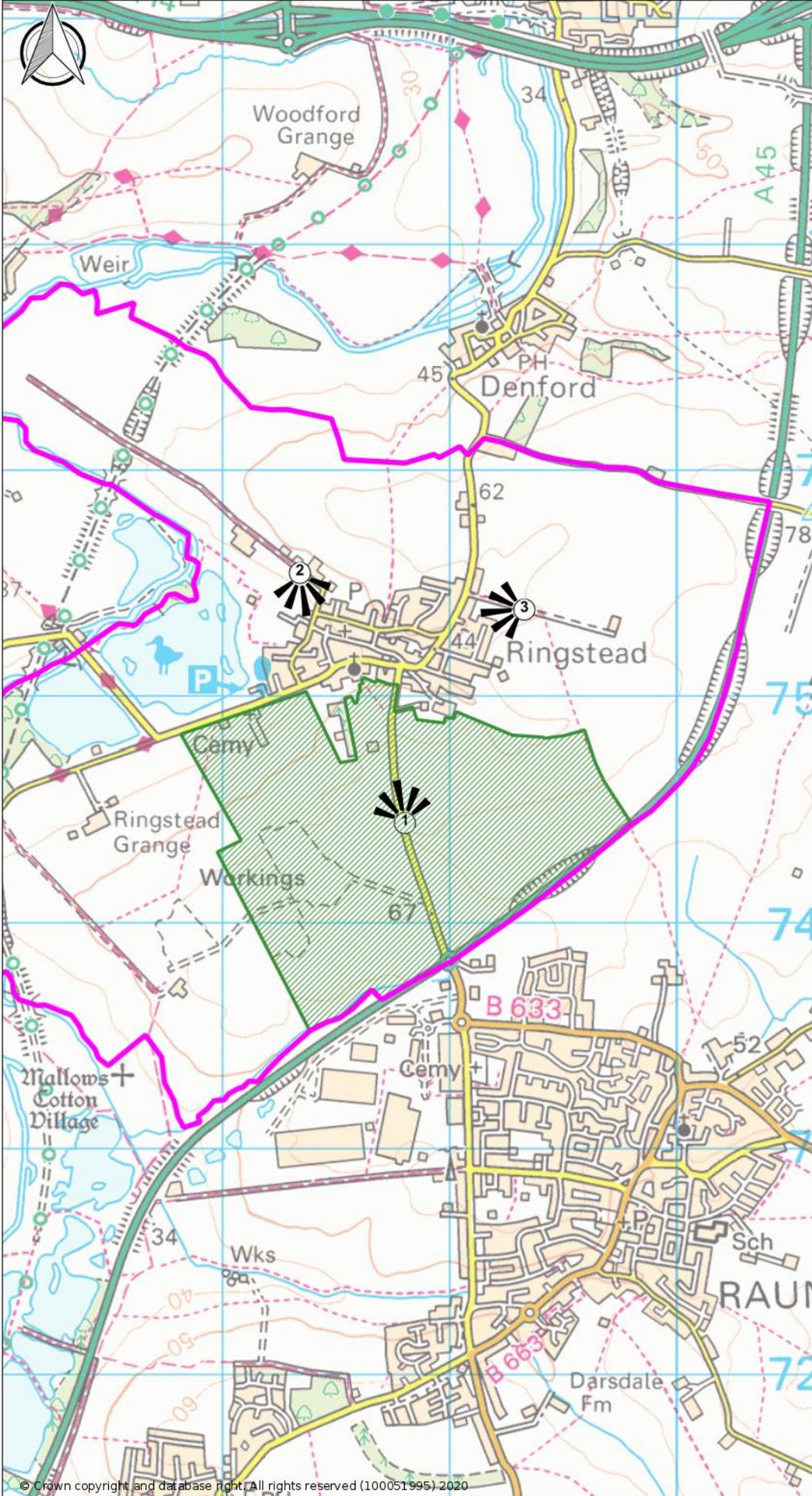
- 6.14 The Nene – Woodford Mill to Thrapston Character Area is one of the shortest sections of the Nene Broad River Valley Floodplain. Here, the River Nene is bordered by relatively shallow banks with reeds and rushes occupying the broad, flat floodplain. In some sections, however, the floodplain landscape is limited by the rising landform of the Rolling Ironstone Valley Slopes and Limestone Valley Slopes. The river is deep and follows a more meandering course within the landscape compared to other character areas, though it retains a still, tranquil and rural character. Improved pastoral fields with grazing cattle characterise the landscape with horse paddocks and pockets of under grazed rougher pasture.



- 6.15 Woodland cover is limited to scattered willows and ash lining the course of the river. The succession of overgrown hedgerows within the floodplain, and woodland and hedgerows in distant views, combine to create the sense of a well-wooded landscape and obscure views to distant hills. The generally open character of the river floodplain allows some extensive views along the valley bottom. Glimpsed vistas are also possible to the road network that lies beyond, and on the fringe of the floodplain.
  
- 6.16 Settlement is extremely limited and includes only occasional dwellings confined to the southern boundary west of Ringstead, and northern boundary southwest of Thrapston. There are no roads within the character area, and dwellings are accessed via roads located on the area’s boundary. Glimpses of small settlements located adjacent to the floodplain are possible, including prominent church spires such as the spire at Woodford. The Nene Way, and several minor footpaths, provide the only access to the floodplain, with the river hosting recreational opportunities such as boating, and a dry dock at Woodford Riverside. Evidence of the industrial past of the area is apparent in the line of a dismantled railway cutting across the valley landscape, and which provides the line of a public footpath beyond the floodplain.
  
- 6.17 Policy 3 of the North Northamptonshire Joint Core Strategy ensures that new development is located and designed in a way that is sensitive to its landscape setting and, where possible, the distinctive qualities of the landscape character area in which it would be situated are enhanced.



Figure 11: View towards Ringstead Village from Raunds Road



Neighbourhood Area



Area of Separation



Important View





### IMPORTANT VIEWS

- 6.18 There are many scenic views of the village from the surrounding countryside that local people value, the most important are set out below. It is important to note that the significance of any vista cannot be realised in text and images. Seasonal changes as well as exact location can significantly impact on the focal point of the vista.

#### Policy R9: Locally Important Views

Development should be located and designed in a way that is sensitive to the open landscape, with extensive vistas dominated by natural features that characterise the Neighbourhood Area; the potential to enhance the landscape should be considered wherever possible. Particular sensitivity should be shown for the views that are regarded as highly characteristic, as listed below (as shown on Map 5 (page 34) and the Policies Maps on pages 83 & 84):

1. Views of Ringstead village from Raunds Road;
2. Views of Ringstead Village from Ham Lane;
3. Views of Ringstead Village from Whitakers Lane

✓ The character and beauty of the countryside and the natural environment are safeguarded

### AREA OF SEPARATION

- 6.19 Just 1.1km to the south of the built-up area of Ringstead lies Raunds- a growing market town. While the A45 provides a barrier to the northern expansion of Raunds, the countryside separating it from Ringstead is vulnerable, especially as this area includes Ringstead Grange Quarry- a site with permission for the extraction of 1.95 million tonnes of limestone and the importation of inert waste.
- 6.20 Our 2018 Questionnaire Survey showed that 95% of respondents supported the identification of an Area of Separation aims to check potential encroachment from Raunds and help to safeguard the scale, setting and special character of Ringstead village.

#### Policy R10: Ringstead Area of Separation

The open character of the Ringstead Area of Separation (as shown on Map 5 (page 34) and the Policies Maps on pages 83 & 84) will be retained. The construction of new buildings or inappropriate uses of land which adversely affect this open character or the character and setting of Ringstead village will not be supported. Any development proposal within the Areas of Separation must assess and address its impact on the



setting of Ringstead Village and the objective of separation and give specific attention to location, design and landscaping appropriate to the character of the area.

- ✓ The unique character and heritage of Ringstead is conserved
- ✓ The character and beauty of the countryside and the natural environment are safeguarded
- ✓ Ringstead is a tranquil place to live

GREEN INFRASTRUCTURE

6.21 Green infrastructure (GI) is the term used to describe an interconnected network of multi-functional green space and is used as a way of ensuring open space, the countryside, parks and important natural or cultural featured are planned and recognised, particularly for the contribution they make to our quality of life.

6.22 Green infrastructure networks have been identified at both strategic and local scales across Northamptonshire. The Nene Valley sub-regional corridor extends between the urban centres of Northampton and Peterborough, passing through Ringstead Parish. It follows the course of the River Nene through a sequence of contrasting landscapes, with the broad, flat and often tranquil floodplain landscape providing a distinctive setting. Since the earliest times the Nene has been a major cross-country transport corridor, and as such this corridor continues a long tradition of strategic movement along the river valley.

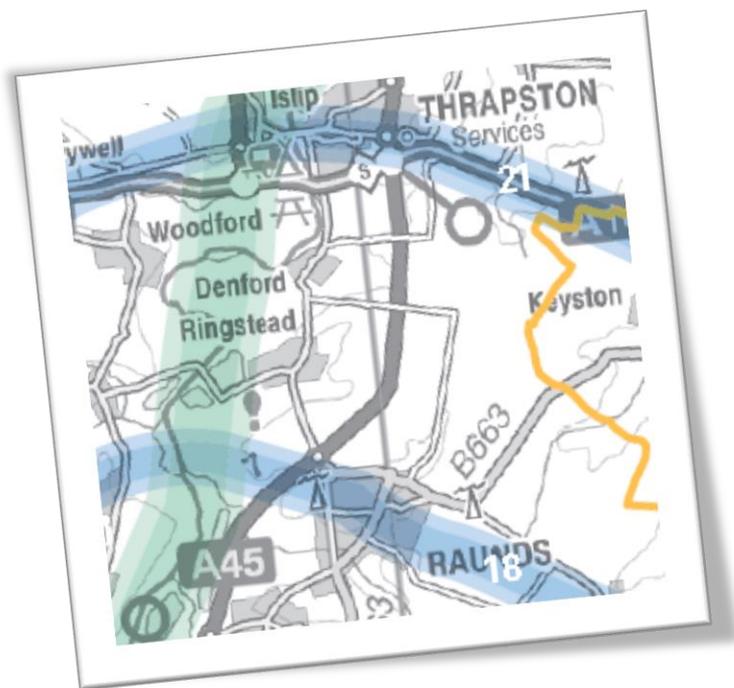


Figure 12: Green infrastructure network

6.23 A Local Green Infrastructure Corridor passes through the south of the parish between Little Addington and Hargrave.



#### ACCESS TO THE COUNTRYSIDE

- 6.24 Ringstead has an extensive network of footpaths and bridleways both within the village and outside it into the surrounding countryside. These Rights of Way are an appreciated and well-used community asset that contributes to health and wellbeing.
- 6.25 The Nene Way is a long-distance footpath that connects Northampton, Wellingborough, Oundle, Peterborough and Wisbech. The Nene Way passes through Ringstead to the west of the village linking Little Addington and Woodford. There is also a 2.4km footpath round the Kinewell Lake and a circular walk through the villages of Ringstead, Denford and Woodford.
- 6.26 The village lies on the Raunds via Eyebrook Circuit and the Woodford to Sudborough Loop cycle routes. Regional cycle route 71 between Thrapston and Irthlingborough passes through the west of the parish along the disused railway line.
- 6.27 We are keen to see the existing footpath, cycle and bridleway network extended and enhanced. Our 2018 questionnaire Survey showed that 85% of respondents supported improved footpath/cycle links between the village and Raunds along the Raunds Road and 66% supported a route along Denford Road between village and the traveller site.

#### Policy R11: Public Rights of Way network

Development should protect the Rights of Way and wherever possible create new links to the network including footpaths and cycle ways. Improved footpath/cycle links between the village and Raunds and between the village and the traveller site are encouraged.

#### ECOLOGY AND BIODIVERSITY

- 6.28 The Parish contains several statutory and non-statutory nature conservation sites which are protected through a range of legal and policy mechanisms. They include the Upper Nene Valley Gravel Pits- a nationally important site for an assemblage of over 20,000 waterbirds in the non-breeding season and a rare example of wet floodplain woodland.
- 6.29 Notable species that have been recorded in the Parish include:
- Amphibian: Common Toad;
  - Bird: Barn Owl, Bewick's Swan, Bittern, Black-headed Gull, Black-tailed Godwit, Black Tern, Bullfinch, Common (Mealy) Redpoll, Common Tern, Coot, Cuckoo, Curlew, Dunnock, Fieldfare, Gadwall, Goldeneye,



Grasshopper Warbler, Greylag Goose, Grey Wagtail, Herring Gull, Hobby, House Martin, House Sparrow, Kestrel, Kingfisher, Lapwing, Lesser Black-backed Gull, Linnet, Mallard, Meadow Pipit, Mute Swan, Nightingale, Oystercatcher, Pochard, Red Kite, Redshank, Redwing, Reed Bunting, Ringed Plover, Shelduck, Shoveler, Skylark, Snipe, Song Thrush, Starling, Stock Dove, Swift, Tawny Owl, Teal, Tree Sparrow, Turtle Dove, Whooper Swan, Wigeon, Willow Warbler, Woodcock, Yellowhammer, Yellow Wagtail;

- Butterfly: Basil Thyme, Carline Thistle, Devil's-bit Scabious, Field Scabious, Hoary Plantain, Hound's-tongue, Quaking-grass, Round-fruited Rush, Tubular Water-dropwort, Wild Strawberry, Chalk Hill Blue, Grizzled Skipper, Small Heath, Wall, White Admiral, White-letter Hairstreak;
- Moth: Blood-vein, Buff Ermine, Centre-barred Sallow, Cinnabar, Dark Brocade, Garden Tiger, Ghost Moth, Grey Dagger, Hedge Rustic, Lackey, Large Nutmeg, Mottled Rustic, Mouse Moth, Netted Pug, Red-tipped Clearwing, Spinach Moth, White Ermine;
- Reptile: Grass Snake;
- Mammal: European Otter, European Water Vole.

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UPPER NENE VALLEY GRAVEL PITS SPECIAL PROTECTION AREA

- 6.30 The Upper Nene Valley Gravel Pits Special Protection Area (SPA)/Ramsar site was formally classified by the UK Government in 2011. It covers 1,358 hectares across four local authority areas namely; Northampton, South Northamptonshire, East Northamptonshire and Wellingborough. It is a composite site comprising 20 separate blocks of land and water fragmented by roads and other features. Kinewell Lake forms part of the SPA as do some local fisheries.
- 6.31 The SPA is legally protected by the Conservation of Habitats and Species Regulations 2010 (Habitat Regulations) for several reasons. Specifically, it is a wetland of international importance used regularly by more than 20,000 water birds and by 2.3% of the UK Golden Plover population.



6.32 Key threats to the SPA are recreational disturbance to water birds, and poorly designed or located development. A Supplementary Planning Document (SPD) is in place to safeguard the site's nature conservation interest while



Figure 13: Upper Nene Valley Gravel Pits Special Protection Area

allowing new sustainable development. All new residential development within 3km of the SPA will result in a significant effect on the SPA. This is through an increase in visitors that will in turn increase the level of disturbance to the wintering waterbirds, particularly through dog walking. Residential developments within 3km of the SPA can avoid and mitigate likely significant effect on the SPA by making a financial contribution towards Strategic Access Management and Monitoring (SAMM) and/or other suitable mitigation. This would reduce the adverse impact of people visiting the SPA through specific measures and monitoring.

6.33 Any plan which is likely to have a significant effect on the Upper Nene Valley Gravel Pits SPA will require an assessment of its impacts on the SPA under the Habitats Regulations. This Neighbourhood Plan has been the subject of a Habitats Regulations Assessment Screening which has been published separately.

**Policy R12: SPA Mitigation Strategy**

For all residential development within the Upper Nene Valley Gravel Pits SPA/Ramsar site 3km buffer zone, as shown in the Local Plan, financial contributions to mitigate the adverse impacts of development upon the SPA/Ramsar site will be sought in accordance with the Addendum to the SPA Supplementary Planning Document: Mitigation Strategy.

**KINEWELL LAKE**

6.34 Kinewell Lake is a 35.4 hectare Local Nature Reserve west of Ringstead village. It is owned by Ringstead Parish Council and managed by Kinewell



Lake Trust. The site is also designated as a Site of Special Scientific Interest, Pocket Park and Special Protection Area (SPA).

6.35 The lake is a former gravel pit next to the River Nene. Birds include great crested grebes and kingfishers. There are also otters, bats and long-horned beetles.

6.36 Our 2018 Questionnaire Survey shows that 82% of respondents support the identification of a buffer zone between Ringstead village and Kinewell Lake to help reduce threats to the SPA.



Figure 14: Kinewell Lake

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#### RINGSTEAD GRANGE GRAVEL PITS

6.37 Two large gravel pits and the surrounding woodland and grassland on the east side of the River Nene adjacent to Kinewell Lake have been designated as a Local Wildlife Site. It is also a Site of Special Scientific Interest and a Special Protection Area. The westernmost pits are the most well-established in the area, and are now obscured by osiers, sallow scrub, white willows and crack willows. A gravel pit to the north is also a Local Wildlife Site but it is largely outside the parish.

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#### WOODFORD OLD RAILWAY

6.38 This old railway line provides a good wildlife corridor along the Nene Valley and qualifies as a Local Wildlife Site due the scrub diversity and patches of species rich neutral grassland.

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#### RIVER NENE NATURE IMPROVEMENT AREA

6.39 The Nene Valley is one of 12 Nature Improvement Areas that were selected through a national competition announced in the Natural Environment White Paper in 2011. The Nene Valley NIA, covering an area



of 41,350 hectares in the centre of England, contains a fragmented ecological network of statutory and non-statutory sites. The Nene Valley Nature Improvement Area (NIA) is re-creating and re-connecting natural areas along the Nene and its tributaries from Daventry to Peterborough. Local organisations and individuals are working together to make a better place for nature. Funding through the NIA programme ended in March 2015, but the project continues.

- 6.40 Our Neighbourhood Plan supports the creation of more and better-connected habitats in the NIA to provide the space for wildlife to thrive and adapt to climate change. Development within the NIA is expected to take account of the natural environment early in the design process and that ecological connection through and around the development site to the wider habitat networks is delivered.

### **Policy R13: Ecology and Biodiversity**

Development should not harm the network of local ecological features and habitats which include (as shown on Map 6 (page 42) and the Policies Maps on pages 83 & 84):

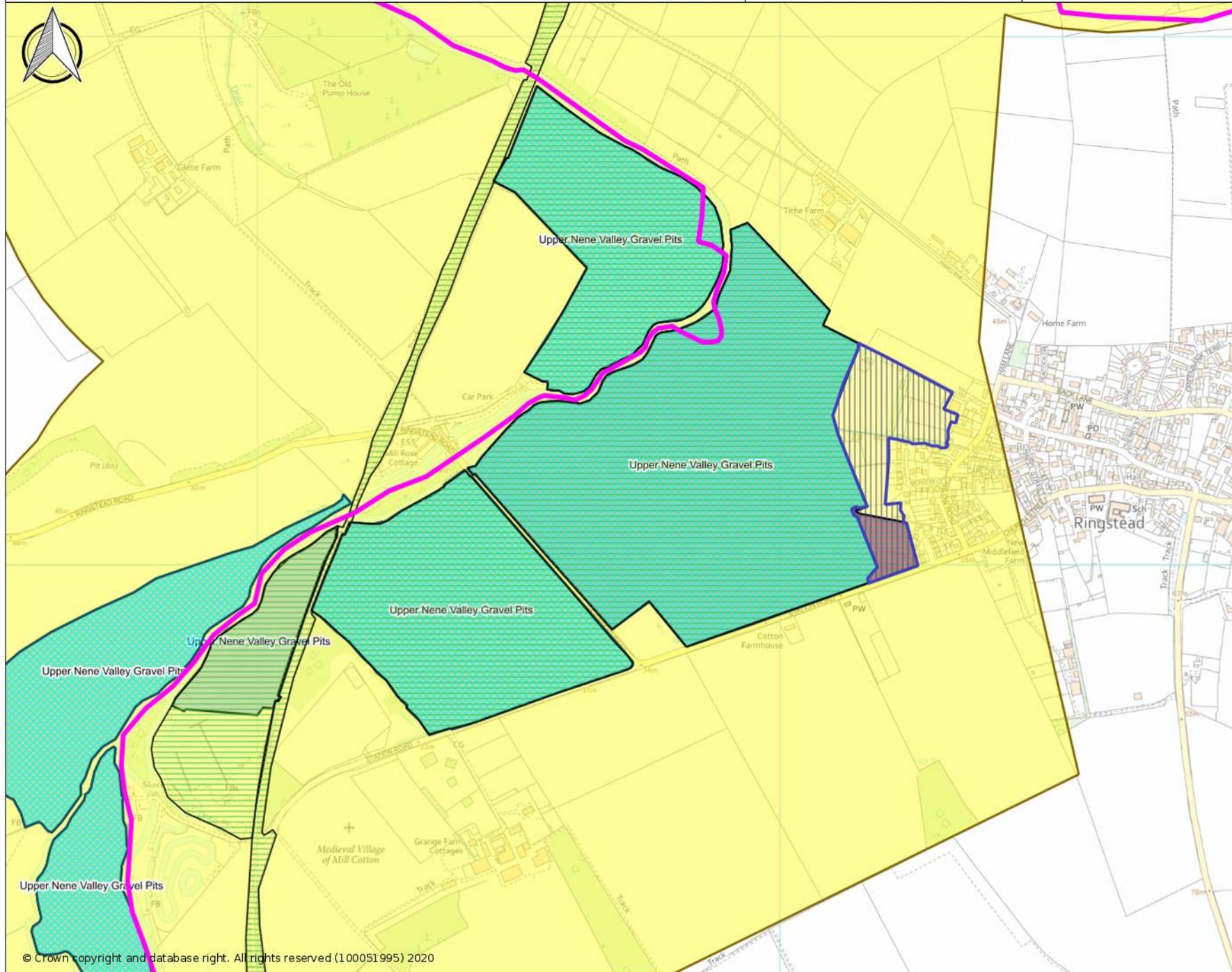
1. The Upper Nene Valley Gravel Pits Special Protection Area
2. Kinewell Lake
3. Ringstead Grange Gravel Pits
4. Woodford Old Railway

New development will be expected to maintain and enhance these and other ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines). The priority for biodiversity enhancement is to link the wetland habitat reservoirs through the River Nene corridor.

Within the Nene Valley Nature Improvement Area, planning applications should be accompanied by an ecological survey unless the type and location of development is such that the impact on biodiversity will be insignificant.

Within the Kinewell Lake Buffer Zone, as identified on the Policies Map, new development will only be supported where it can be demonstrated, to the satisfaction of Natural England (the statutory body), that this will not cause disturbance to waterbirds.

✓ The character and beauty of the countryside and the natural environment are safeguarded



**Neighbourhood Area**

**Kinewell Lake Buffer Zone**

**Local Wildlife Site**

**Ramsar**

**Sites of Special Scientific Interest (SSSI)**

**Local Nature Reserves**

**Special Protection Areas**

**Nature Improvement Areas**

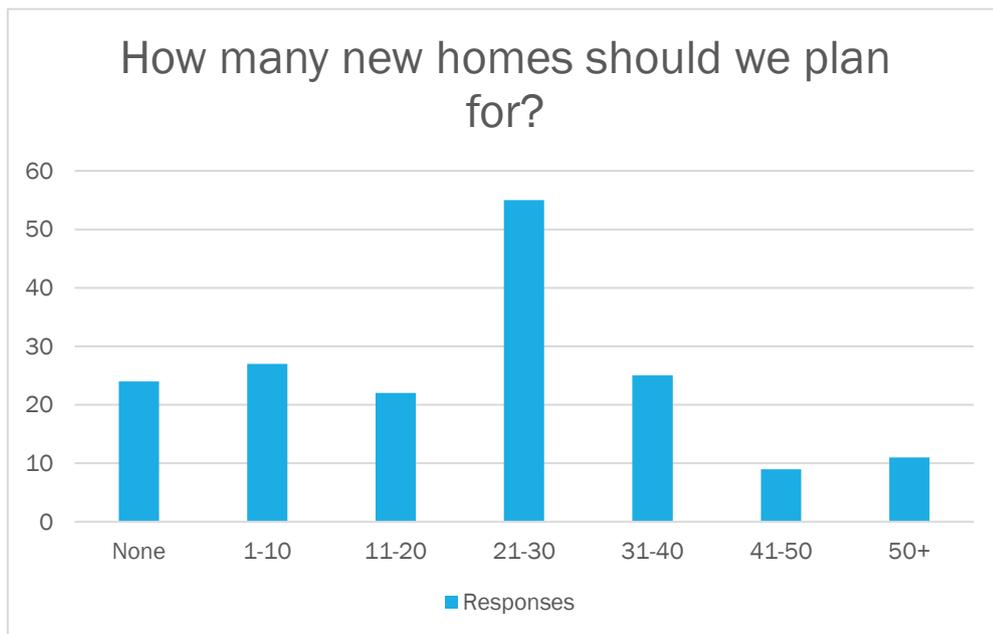




## 7. HOUSING

### STRATEGIC HOUSING REQUIREMENT

- 7.1 The Ringstead Neighbourhood Plan must support the strategic development needs set out in the North Northamptonshire Joint Core Strategy (also known as the "Core Strategy") 2011-2031 (the Local Plan Part 1), including policies for housing development.
- 7.2 The Core Strategy's housing requirement for East Northamptonshire equates to 8,400 dwellings (420 dwellings per year) over the period 2011-2031. Of this, the rural housing requirement for the district is 820 dwellings over the plan period.
- 7.3 Ringstead parish provides for 7.2% of the current housing stock in the district's rural area. Applying the same proportion to the 820 dwellings planned for rural East Northamptonshire would suggest that a reasonable provision for Ringstead would be around 60 homes for the period 2011 to 2031.
- 7.4 In November 2018, East Northamptonshire Council published a Draft Replacement Local Plan for consultation. While the rural housing requirement has already been delivered, the Draft Local Plan includes indicative housing "targets" to provide a basis for allocating future housing sites in neighbourhood plans. The indicative target for Ringstead is also 60 dwellings.
- 7.5 30 new homes have been built in Ringstead over the period 2011 to 2019 and another two were in the pipeline (at 31 March 2019). Taking account of these, the residual requirement that we would need to plan for would be around 25 new homes. It is a level of growth that is suitable for the level of services and facilities in Ringstead and allows the village to respond positively to identified housing need issues- especially the need for housing for older people and first-time buyers. It is a level of growth that has village support. In our 2018 Questionnaire, we invited local people to set out how many new homes we should plan for. The results are shown here.



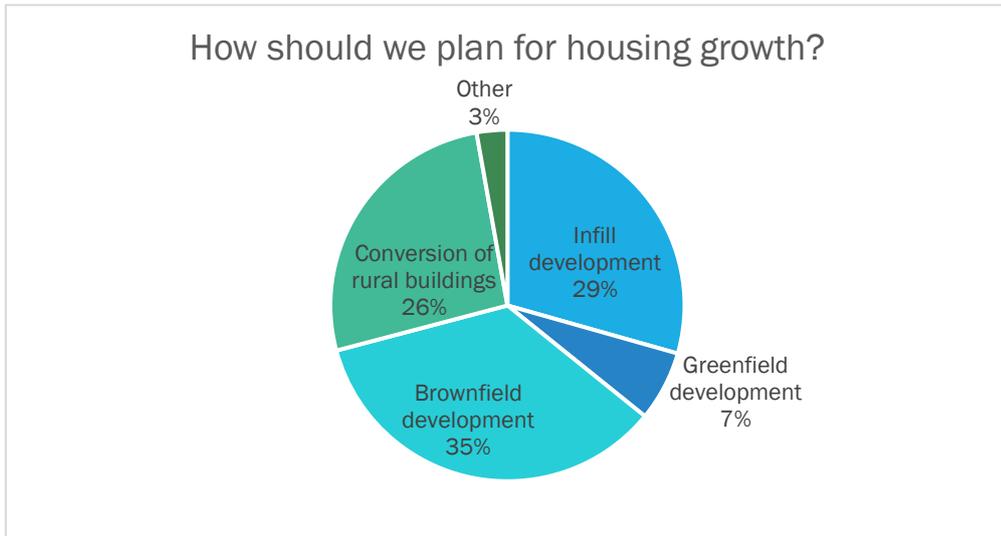
**LOCAL HOUSING NEEDS**

- 7.6 We also asked parishioners to identify any housing needs over the coming years. 23 respondents said that they, or someone in their current household, expected to need to move within the Parish within the next ten years.
- 7.7 Nine wanted to move because their existing home was too small, but six said their existing house was too large. Six wanted to live independently-young adults looking for their first home.
- 7.8 A broad mix of housing is needed by those looking for a new house. An equal number wanted a two, three and four-bed property. A slightly smaller number wanted a one-bed home but there was no requirement for larger five or more-bedroom houses. Three respondents wanted ground-floor accommodation.
- 7.9 In most cases this housing need could be met by market housing or self-build housing. Only three households wanted Local Authority or Housing Association housing.
- 7.10 Of course, some younger people will move away for work or to study, while in 68% of cases a house move would free-up an existing home for new households. Nonetheless, the development of around 30 new homes of the right size, mix and price would help meet local housing need.



PROVIDING FOR HOUSING

7.11 We also asked local people how we should plan for housing growth. There was good support for the conversion of rural buildings, brownfield and infill development.

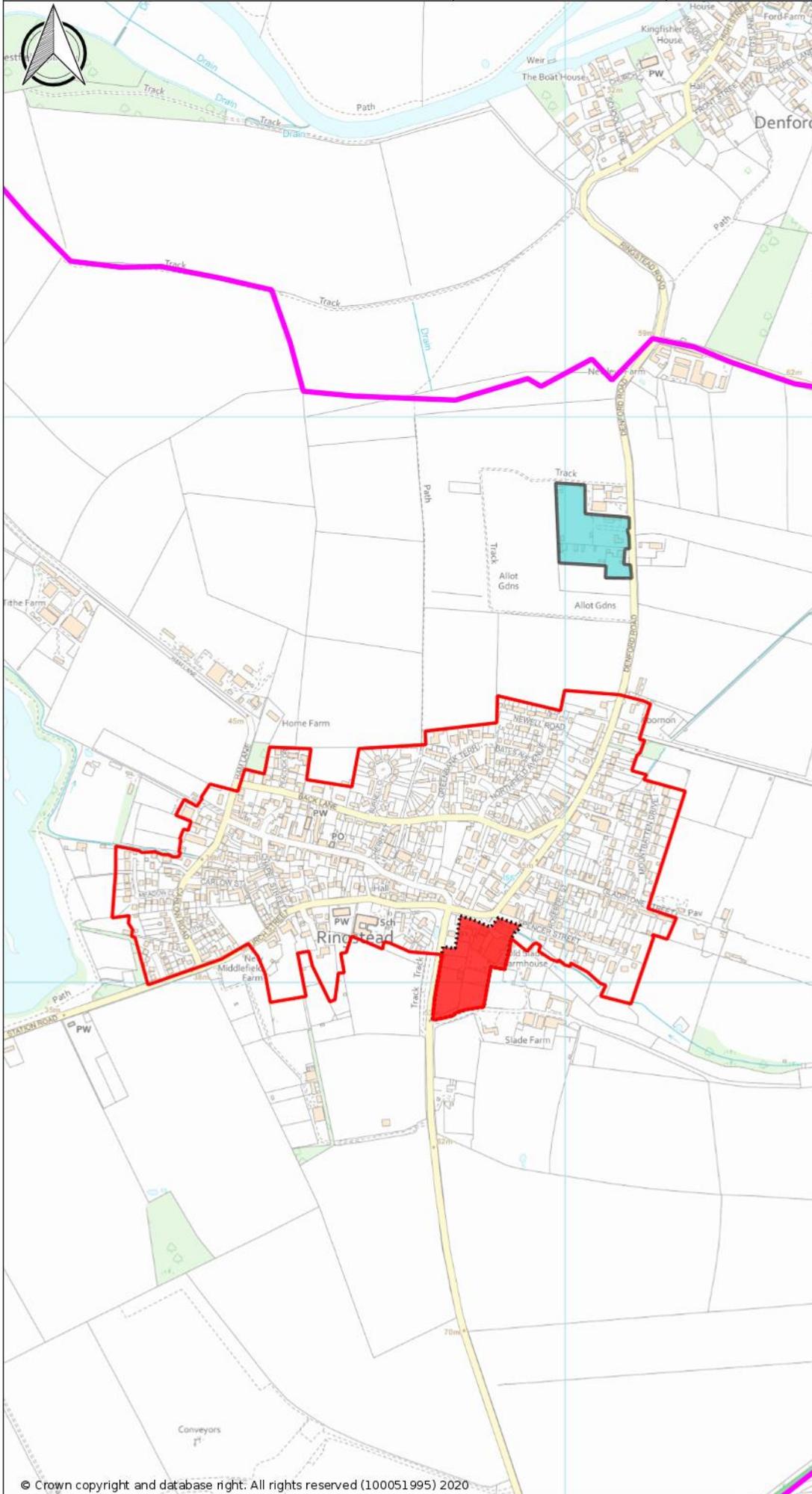


7.12 The North Northamptonshire Joint Core Strategy 2011 – 2031 allows for the development of small-scale infill development on suitable sites within Ringstead. This refers to the development of vacant and under-developed land within the main built-up areas of the village.

7.13 To clarify where development would be acceptable, our Neighbourhood Plan defines a village boundary taking into account the character and built form of the village. In our 2018 questionnaire survey, 93% of respondents agreed that the settlement boundary was a good way to manage development.

7.14 Outside the Ringstead Village Boundary, in accordance with the Joint Core Strategy and NPPF, new build residential development will not normally be supported. The exceptions are:

- Rural Exception Sites;
- Brownfield development;
- individual dwellings of exceptional quality or innovative design;
- the subdivision of an existing residential dwelling; and
- dwellings for rural workers.



**Settlement Boundary**



**Neighbourhood Area**



**Traveller Site**



**Housing Allocation**





### Policy R14: Providing for Housing

The additional housing provision for Ringstead to 2031 is around 30 dwellings. This will be met by the allocation of a housing site in accordance with Policy R15. In addition, housing development within the Ringstead Settlement Boundary (as shown on Map 7 (page 46) and the Policies Maps on pages 83 & 84) will be supported where it meets the other policies of the Neighbourhood Plan.

Outside the Ringstead Settlement Boundaries, permission for housing development will be limited to:

- A. Rural Exception Housing, rural worker accommodation and individual dwellings of exceptional quality or innovative design in accordance with North Northamptonshire Joint Core Strategy Policy 13;
- B. The subdivision of an existing residential dwelling;
- C. The redevelopment of brownfield land in accordance with Policy R17; and
- D. The re-use and/or adaptation of rural buildings in accordance with Policy R16.

✓ Local housing needs are met

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#### LAND AT DODSON & HORRELL, SPENCER STREET

- 7.15 Several housing sites were put forward by landowners and developers to meet the requirement to provide around 30 new homes. Most were identified by East Northamptonshire Council in its Strategic Housing Land Availability Assessment (SHLAA).
- 7.16 Basic information was gathered for each site and we appraised each option for its suitability, availability and achievability using clearly defined sustainability criteria. Factors such as access to services and facilities, heritage, nature conservation and landscape have been considered.
- 7.17 In December 2019, residents were provided with an opportunity to set out their views on the various housing site options. A 'drop-in' session was held at the Village Hall on 14 December 2019, where members of the public could find out more about the proposed housing sites and the site selection process.
- 7.18 The preferred housing site is at the Dodson & Horrell factory on Spencer Street. The proposal concerns the redevelopment of the feed manufacturing site and the development of adjoining fields to the south. The existing business plans to relocate.



- 7.19 The proposal has been promoted by Paul Newman Homes and is expected to provide for around 36 dwellings. Most of the site is brownfield and the proposed development has good access to local services including the primary school, village hall, post office, general store, social club, recreation ground, open space and bus services.



Figure 15: Dodson & Horrell

- 7.20 There are no designated heritage assets directly affected by the proposal. Ringstead House, a non-designated Feature of Local Heritage Interest is to be retained. The development will also need to take account of Slade Farmhouse to the south which is a Grade II Listed Building.
- 7.21 The site reflects Natural England's preference for site options that are located furthest from the Upper Nene Valley Gravel Pits Special Protection Area /Ramsar site.
- 7.22 Anglian Water have advised that there is a surface water sewer adjacent to site boundary and a foul sewer crosses the site. The developer should take account of several crude sewage/grey water incidents have occurred in the area.



### **Policy R15: Land at Dodson & Horrell**

Some 1.6 hectares of land at Dodson & Horrell together with fields to the south (as shown on Map 7 (page 46) and the Policies Maps on pages 83 & 84) is allocated for housing development. Housing development will be supported subject to the following criteria:

- A. The site should provide for a comprehensive development of around 36 dwellings;
- B. The development shall provide a mix of house types, sizes and tenures, in accordance with Policies R17 and R18;
- C. Access shall be via Raunds Road and Spencer Street but there should be no vehicular link between Raunds Road and Spencer Street. Access to Old Slade Farmhouse and Slade Farm shall be retained;
- D. There shall be a footway/cycleway link between Raunds Road and Denford Road through the site to facilitate safe pedestrian access to village services and facilities;
- E. A landscaping scheme should be implemented to provide for an improvement in biodiversity and include:
  - a) The retention of all trees and hedges on the site that are of good arboricultural and amenity value; and
  - b) The reinforcement of hedge and tree planting using native species along the western and southern boundary of the site in order to retain the countryside character of the southern entrance to Ringstead village;
- F. The design of the development should reflect the distinctive and traditional character of Ringstead in accordance with Policy R2 and take account of the setting of Ringstead House and Slade Farmhouse. Particular attention should be given to the design of the existing entrance to the Dodson & Horrell site at the junction of Denford Road and Spencer Street as a locally inspired landmark;
- G. As there is a reasonable likelihood of a protected species being present, developers should submit an appropriate Ecological Assessment (including protected species) Survey;
- H. The Dodson & Horrell complex shall be cleared, and any contamination present safely remediated prior to the occupation of any dwellings; and
- I. Surface water and foul water drainage strategies shall be devised in consultation with the relevant infrastructure bodies prior to any construction and this should incorporate an appropriately designed, constructed and maintained sustainable drainage system.



- ✓ Local housing needs are met
- ✓ The unique character and heritage of Ringstead is conserved
- ✓ The character and beauty of the countryside and the natural environment are safeguarded

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#### RESIDENTIAL CONVERSION OF RURAL BUILDINGS

- 7.23 On 6 April 2014, permitted development rights were introduced which allow for the conversion of agricultural buildings to dwellings without the need for planning permission. However, various conditions and restrictions apply and before starting development there is a requirement to apply to the local planning authority for prior approval. The rules mean that not all rural buildings benefit from these permitted development rights so, in accordance with local support, our Plan provides further flexibility for the conversion of rural buildings to residential use.
- 7.24 Many buildings in the countryside are attractive, frequently constructed from local materials and often reflect the local vernacular, which in turn contribute significantly towards the character and diversity of the Parish. The conversion of these rural buildings to provide new homes can make the best possible use of existing buildings and reduce the demand for new buildings in the countryside.
- 7.25 Not all buildings in the countryside are suitable for conversion or adaptation to housing as they may be of modern materials, poorly designed or constructed. Redundant buildings proposed for re-use should be structurally sound to ensure they are able and appropriate for conversion. This should be demonstrated through an up to date structural survey submitted with any planning application. Extensive works should not be required to make the building habitable. Demolition should be avoided to retain the character of traditional buildings.
- 7.26 Any extensions or alterations should respect the form and character of the existing building and not extend beyond the existing curtilage. Modern additions which detract from the scale and form of the existing building will be resisted.

#### **Policy R16: Residential Conversion of Rural Buildings**

The re-use and adaptation of redundant or disused rural buildings for residential use will be supported where:

- A. The building is of architectural and historical interest;
- B. The building is structurally sound and capable of conversion without significant rebuild or alteration;



- C. The development will maintain the character of the building, including the retention of important features;
- D. The use of the building by protected species is surveyed and mitigation measures are approved where necessary; and
- E. Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage.

- ✓ The unique character and heritage of Ringstead is conserved
- ✓ The character and beauty of the countryside and the natural environment are safeguarded
- ✓ Local housing needs are met

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#### BROWNFIELD LAND

- 7.27 Land that has been previously developed is also known as Brownfield Land. Previously Developed Land is defined in National Planning Policy Framework and can include vacant and derelict land or buildings. Land that is or has been occupied by agricultural or forestry buildings is excluded. The National Planning Policy Framework encourages the re-use of brownfield land, if it is not of high environmental value.
- 7.28 In view of local support for the development of brownfield sites in providing for housing growth, our Plan allows for this type of development in the right places.

#### Policy R17: Brownfield Land

The redevelopment of Previously Developed Land within or adjoining the Ringstead Settlement Boundaries for housing is supported unless the site is identified as being of high environmental value.

- ✓ Local housing needs are met
- ✓ The character and beauty of the countryside and the natural environment are safeguarded

#### MEETING LOCAL HOUSING NEEDS

- 7.29 In planning for new homes, there should be a mix of housing to meet the needs of people living locally. The Core Strategy requires the mix of house types within new development to reflect the need for smaller households with an emphasis on the provision of small and medium sized dwellings (1-3 bedrooms) including homes designed for older people. This is particularly important in Ringstead for the following reasons:
- There is already a high proportion of detached dwellings.



45% of dwellings in the parish are detached compared with 36% in East Northamptonshire (2011 Census).

- There are relatively high levels of under-occupancy.

70% of dwellings in the parish have an occupancy rating<sup>2</sup> of 2+ compared with 64% in East Northamptonshire (2011 Census).

- Local people would like to see a more 2 or 3-bed housing.

Responses to our 2018 Questionnaire Survey showed that the top three priorities for housing were 2/3-bed bungalows for downsizing older people (60%), 3-bed houses (56%) and 2-bed houses (47%).

- There is little desire to see more large executive housing.

Responses to our 2017 Questionnaire Survey showed that only 22% thought that 4 or more bed executive housing was a priority.

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#### ACCOMMODATION FOR OLDER PEOPLE

7.30 Five Gables Nursing Home on Denford Road provides accommodation for older people who require nursing or personal care, including dementia. All rooms are en suite and provide profiling hospital beds and a nurse call system. However, with no other Care Homes, Residential Homes or Nursing Homes in Ringstead, it is important that new developments help increase the availability of lifetime homes and bungalows. This will enable more people having homes that can meet their needs as they get older and experience changes to their health and social circumstances, so delaying the need for them to move to alternative accommodation.

#### Policy R18: Housing Mix

Applications for new dwellings will need to demonstrate how the proposals will meet the housing needs of older households and/or the need for smaller, low-cost homes for sale.

- ✓ Local housing needs are met

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<sup>2</sup> Occupancy rating provides a measure of whether a household's accommodation is overcrowded or under occupied. The ages of the household members and their relationships to each other are used to derive the number of rooms/bedrooms they require, based on a standard formula. The number of rooms/bedrooms required is subtracted from the number of rooms/bedrooms in the household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer room/bedroom than required, whereas +1 implies that they have one more room/bedroom than the standard requirement.



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#### SELF-BUILD AND CUSTOM HOUSEBUILDING

- 7.31 The terms ‘self-build’ and ‘custom build’ are used to describe instances where individuals or groups are involved in creating their own home.
- Self-build - Projects where individuals or groups directly organise the design and construction of their new homes
  - Custom Build - Projects where individuals or groups work with a specialist developer to help deliver their new home
- 7.32 The Self-Build and Custom Housebuilding Act 2015 places a duty on East Northamptonshire Council to keep and have regard to a register of people who are interested in self-build or custom build projects in their area. This register will help inform the Council of the level of demand for self-build and custom build plots in East Northamptonshire.

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#### AFFORDABLE HOUSING

- 7.33 Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Affordable housing can include affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership.
- 7.34 Our 2018 Questionnaire included questions on housing need. The results identify a need for local affordable housing, but this need can be best met by affordable routes to home ownership. There was only one household that said that their housing needs could only be met by Local Authority or Housing Association property to rent or shared-ownership.
- 7.35 To help meet these needs we want to ensure that new affordable housing will be allocated to people with a local connection, including those living, working or with close family ties in Ringstead.
- 7.36 The North Northamptonshire Joint Core Strategy (Policy 30(d)) requires that on private sector developments of 11 or more dwellings (or 0.3 hectares or more of land), 40% of total dwellings should be affordable. The development of the Dodson & Horrell site will therefore provide around 14 affordable homes. These should include starter homes and a small number of bungalows for discounted sale.
- 7.37 Affordable housing can also be provided by the development of rural exception sites. These are small sites used for affordable housing in perpetuity on sites which would not normally be used for housing. Given



that affordable housing will be provided by the development of the Dodson & Horrell site, the limited need for additional affordable homes means that there is no immediate requirement to allow planning permission to be granted for affordable housing on a 'Rural Exception Site'. In any event, in our 2017 Questionnaire, 51% of respondents said that they would not support a Rural Exception Site for affordable housing.

- 7.38 If there were to be a proven local need for additional affordable homes in the future, North Northamptonshire Joint Core Strategy Policy 13 makes provision to allow planning permission to be granted for affordable housing on 'Rural Exception Sites'.

#### Policy R19: Affordable Housing

The provision of affordable housing in Ringstead should take the form of affordable routes to home ownership where:

- A. priority is given to people with a local connection in accordance with a local connection cascade;
- B. affordability has regard to local house prices and incomes, and
- C. affordable homes are provided in perpetuity.

Detailed arrangements are set out in Appendix 3.

✓ Local housing needs are met

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#### GYPSIES AND TRAVELLERS

- 7.39 There are around 24 caravans at Hilltop Farm on Denford Road providing accommodation for Gypsy and Traveller families of Irish origin. Families tend to use services and facilities in the village with children attending Ringstead Primary School. This permanent site is well managed, and the Gypsies and Travellers are an accepted part of the local community. To the north-east of the site there are several commercial premises not related to the caravan site.
- 7.40 There is no one ideal size of site or number of pitches although experience of site managers and residents alike suggest that a maximum of 15 pitches<sup>3</sup> is conducive to providing a comfortable environment which is easy to manage. The Hilltop Farm traveller site is quite large, relative to Ringstead village and to make sure that the Gypsy and Traveller continue

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<sup>3</sup> A pitch is an area of land on a site that is generally home to one household. A pitch can vary in size and caravan numbers.



to have a good relationship with the settled community the expansion of the site should be controlled.

### **Policy R20: Gypsies and Travellers**

Proposals for the intensification of the Hilltop Farm Gypsy and Traveller site (as shown on Map 7 (page 46) and the Policies Maps on pages 83 & 84) will be supported where:

- A. It is required to meet the accommodation needs of an existing Gypsy or Traveller family on the site;
- B. Plots will be safeguarded for Travelling Showpeople that meet the definition set out in the Government's 'Planning Policy for Traveller Sites';
- C. The amenities of existing residents in the area, including daylight/sunlight, privacy, air quality, noise, disturbance and light pollution, are not significantly adversely affected;
- D. Appropriate vehicular access and turning space is incorporated;
- E. Conflict between pedestrians / cyclists and vehicles on site are minimised;
- F. Landscaping proposals are incorporated and demonstrate that key elements of landscape character have been identified, retained and incorporated into the design. The presence of high close-board fencing will generally be considered inappropriate as a means of screening the site or pitch separation;
- G. Plots are well designed and laid out, ensuring that proposed amenity buildings or day rooms are sensitively sited and use sympathetic materials;
- H. Community safety and social cohesion is safeguarded through measures such as natural surveillance on site;
- I. Children can play safely on site; and
- J. Schemes make it clear what commercial activity, if any, would be carried out on site and where.

The extension of the existing site will not be supported.

- ✓ Local housing needs are met



## 8. EMPLOYMENT

### ECONOMIC ACTIVITY

- 8.1 The 2011 Census shows that of the 1,097 parish residents aged 16 to 74, 791 were economically active. Of those economically active, 56% were in full-time employment, 20% were in part-time jobs and 18% were self-employed.
- 8.2 Historically, agriculture provided the bulk of local employment and it remains part of village life and the local economy. However, in 2011 (Census) only 1.2% of the parish's workers were employed in agriculture, forestry or fishing.

### BUSINESS

- 8.3 Ringstead is home to around 40 business rate paying properties (at November 2017) including:
- Around 20 individually rated properties at Ringstead Business Centre;
  - Dodson & Horrell factory and country store; and
  - Various shops and other High Street businesses.
- 8.4 13 local businesses responded to our 2018 Questionnaire. 12 of these businesses were micro-businesses employing less than ten people.
- 8.5 Although there is limited demand for new business space, nor many residents intending to set-up new businesses, we want to support economic growth in Ringstead to create jobs and prosperity, reduce the need for people to travel to work by car, and provide opportunities for the expansion and growth of local enterprise.

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### TOURISM

- 8.6 The Nene Valley has an important role in providing a sensitively managed, green recreational 'playground' for both the existing population and any population growth planned for Northamptonshire and accompanying new jobs. In addition, it has the potential to provide an important contribution to employment growth in green employment, recreation and tourism. Tourism and the development of a higher value visitor economy is a key economic opportunity for the area.
- 8.7 In Ringstead parish, Blackthorn Marina is one of the newest marinas on the River Nene. Willy Watt Marina and Woodford Mill Tea Rooms lie just outside the parish.



### BLACKTHORN MARINA

- 8.8 Blackthorn Lake is a narrowboat and cruiser marina off the river Nene at the end of Station Road on the western edge of the Parish.

There are moorings for around 60 boats on a floating pontoon. Marina Facilities include a laundry, shower and washroom.



Figure 16: Blackthorn Marina

- 8.9 73% of respondents to our 2018 Questionnaire Survey supported the extension of facilities at Blackthorn Marina.
- 8.10 Various breaches of planning control have taken place over the years and some are still ongoing. They relate to various buildings, dry dock, marina moorings, shipping containers and residential use. In view of this, support for additional development is dependent upon the preparation of a masterplan which sets out clearly how the marina is to develop.

#### Policy R21: Blackthorn Marina

Blackthorn Marina (as shown on Map 8 (page 59) and the Policies Maps on pages 83 & 84) will be safeguarded for water-based leisure uses. The development of additional boatyard facilities at Blackthorn Marina will only be supported where it takes place in accordance with a Masterplan that:

- A. Has been prepared in consultation with the Parish Council, Local Planning Authority and Natural England and has the approval of the Local Planning Authority;
- B. Ensures that activities and the design of buildings are appropriate to a water-based leisure environment;
- C. Addresses flood risk;
- D. Minimises landscape impact;
- E. Provides for improved highway access and addresses the impact of development on the local road network;



- F. Ensures the development will have no adverse effect on the Upper Nene Valley Gravel Pits Special Protection Area; and
- G. Assesses the the impact of development on the significance of Mallows Cotton Deserted Medieval Village Scheduled Monument.

- ✓ A prosperous local economy
- ✓ The unique character and heritage of Ringstead is conserved
- ✓ The character and beauty of the countryside and the natural environment are safeguarded

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#### DODSON & HORRELL

8.11 Dodson & Horrell on Spencer Street began manufacturing and supplying animal feeds in 1939. In 2003 Dodson & Horrell opened a local Country Store to serve the local community surrounding their feed manufacturing company. The Country Store stocks a wide range of the Dodson & Horrell feeds and products as well as country clothing and workwear, fishing baits, fishing tackle and accessories.



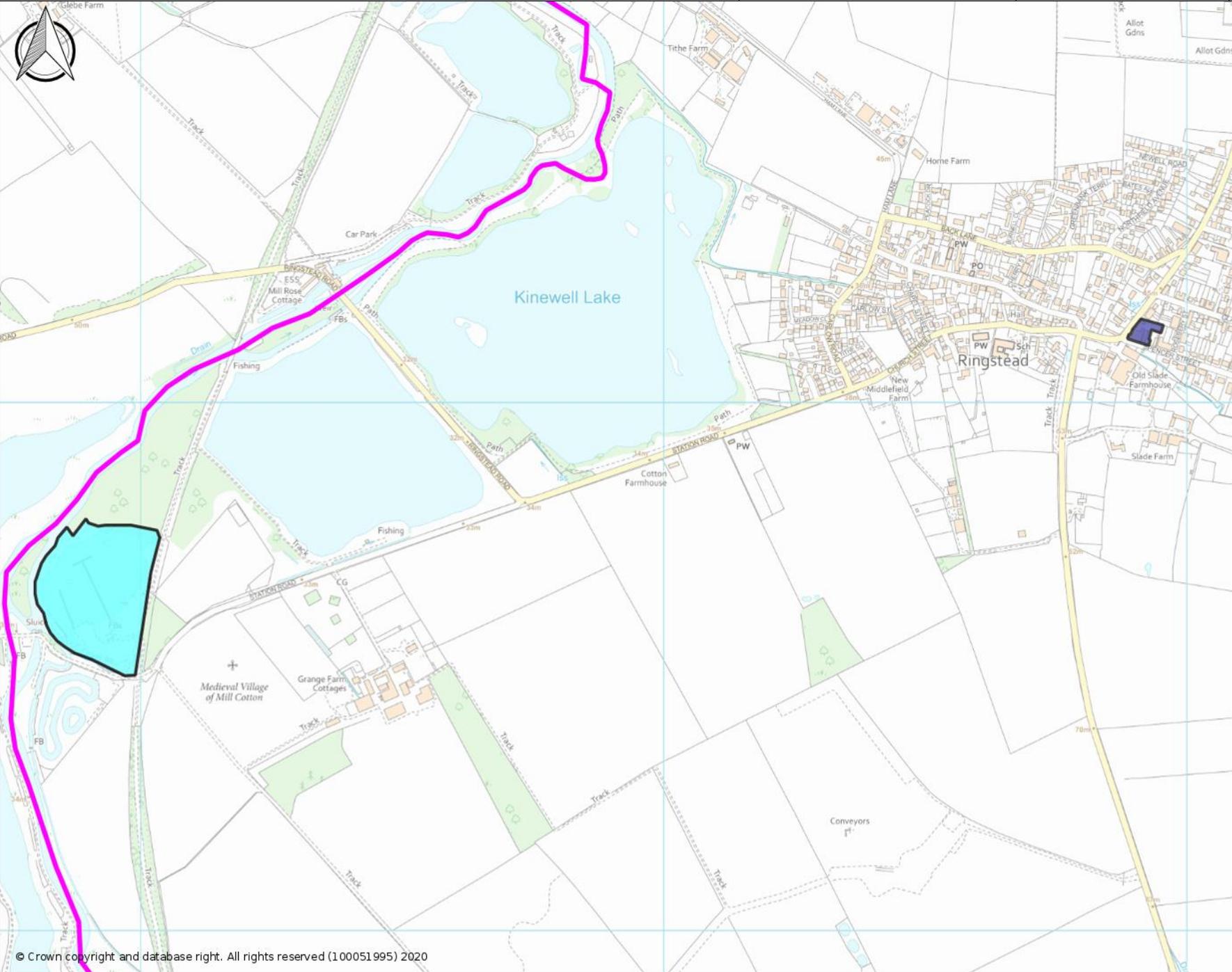
Figure 17: Dodson & Horrell

8.12 The business is due to relocate and the site developed for housing in accordance with Policy R15.

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#### RINGSTEAD BUSINESS CENTRE

8.13 Ringstead Business Centre opened in 2005 when local feed manufacturers, Dodson and Horrell, relocated their Spencer Street offices to Islip. The Centre provides serviced offices from 8-56m<sup>2</sup> and storage space for start-up and growing businesses. Business Support Services include call servicing, accounts and office administration. Tenants include Star Virtual Office, Mobius services, Fabwell Heating & Plumbing, Fisher Smith, Trademark Polythene, findInstruments, Solve It and Cooper Energy Engineering.



Neighbourhood Area



Blackthorn Marina



Ringstead Business Centre





8.14 An Employment Land Review undertaken on behalf of East Northamptonshire Council in March 2019 recommended that in the short term, the site should be safeguarded for employment uses. Part of the site is the subject of a current planning application (Ref: 19/01655/FUL) to demolish the existing workshop/warehouse and construct three new dwellings.



Figure 18: Ringstead Business Centre

**Policy R22: Ringstead Business Centre**

Ringstead Business Centre (as shown on Map 8 (page 59) and the Policies Maps on pages 83 & 84) will be safeguarded for employment development in accordance with North Northamptonshire Joint Core Strategy Policy 22. The expansion of existing businesses, together with new employment development within the site will be supported.

✓ A prosperous local economy

**BUSINESS CONVERSION OF RURAL BUILDINGS**

8.15 We want to expand the diversity of the rural economy while preserving and enhancing the environment of the countryside. Our 2018 Questionnaire demonstrates that local people support (74% of respondents) the conversion of existing rural buildings to business use. However, the proposed uses must be appropriate in scale, form, impact, character and siting to their location in the countryside. To allow farming to accommodate change and support the rural economy our Plan gives more flexibility over the reuse of rural buildings for business rather than residential purposes.

**Policy R23: Business conversion of rural buildings**

The re-use, adaptation or extension of rural buildings for business use will be supported where:



- A. Any enlargement is proportionate to the size, scale, mass and footprint of the original building;
- B. The development would not have a detrimental effect on the fabric, character and setting of historic buildings;
- C. The development respects local building styles and materials;
- D. The use of the building by protected species is surveyed and mitigation measures are approved where necessary;
- E. The proposed development would not generate traffic of a type or amount harmful to local rural roads, or require improvements which would detrimentally affect the character of such roads or the area generally; and
- F. The proposed development would not materially harm the character of the surrounding rural area.

- ✓ The unique character and heritage of Ringstead is conserved
- ✓ A prosperous local economy
- ✓ The character and beauty of the countryside and the natural environment are safeguarded

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#### HOME WORKING

- 8.16 There are at least nine home businesses in Ringstead. Planning permission is not normally required to home work or to run a business from home, if a house remains a private residence first and business second. East Northamptonshire Council is responsible for deciding whether planning permission is required and will determine this based on individual facts. Issues which they may consider include whether home working or a business leads to notable increases in traffic, disturbance to neighbours, abnormal noise or smells or the need for any major structural changes or major renovations. Our 2018 Questionnaire showed that 74% of respondents supported home working.



## APPENDIX 1: FEATURES OF LOCAL HERITAGE INTEREST

The following is a list of identified Features of Local Heritage Interest with a brief description of each asset. A more detailed description can be found on the Parish Council website. The list has been compiled with the support of the Ringstead Heritage Group.

Ref:	Name	Address	Description
1	Old Middlefield Farm	11 Church Street	House. Early C19th with possibly older rear range. Limestone front range and ironstone rear range. Modern plain tile gabled roof and rebuilt brick end stacks. 2 bay windows on ground floor with central main entrance with fan light. Sash windows, 2 over 2.
2	Old Tithe Farm	44/46 Church Street	Tithe Farm was probably constructed in the early 17th Century, the chimney pots are similar in style to those seen on Great Addington Hall which was constructed around 1615. The building may have been built by John Wells who died in 1617, John established the Ringstead Gift in his Will. It is also believed to be the home of Simon Tuttle until his death in June 1630. Soon after this the Tuttle family moved to the New World and established themselves there.
3	Axe & Compass	14 Carlow Road	The Axe & Compass was constructed around 1785. The earliest record of an occupant was John Green who may have been the Innkeeper from when the Axe was first built. His son, Thomas, was recorded as the occupier in the 1838 tithe records and Thomas' sister Ann had married James Hill who was running the Black Horse in the High Street. Thomas remained at the Axe for many years with the 1871 census recording that he was still the Innkeeper. This seems somewhat contrary to the 1868 Whelans village directory which shows John Whitwell as the victualler, it may be that Thomas who was over 70 years old had stepped down from the day to day running of the inn. The pub was used regularly for property auctions and the building that subsequently became the New Inn was sold at auction there in 1857. In 1881 John Austin was running the business followed in 1891 by Freeman Gaunt. Freeman probably enjoyed his own beer a little too much as in 1895 he was fined 44 shillings for being drunk on his own premisses, he died shortly afterwards at the age of 40. The 1901 census returns show that Edward Lilley had taken over as inn keeper, his wife was Martha who was related to the Gaunts by a previous marriage. The census tells us that Edward was a shoe and boot maker so his wife was probably running the pub with the help of her daughter, Estelle Gaunt. In 1911 Harry Petitt is shown in charge and he was a clicker in the shoe trade so his wife probably ran the pub while he was working. As well as auctions the pub was also used to hold inquests. In the 1930s Herby Thurlow was



Ref:	Name	Address	Description
			a landlord who supported the local cricket team by storing their equipment and he took crisps and soft drinks to sell to the spectators when matches were being played. He was followed in the 1960s by Eddie Halm whose party trick was to drop his glass eye into his pint prior to drinking it, Eddie remained at the Axe for over thirty years. The Axe and Compass at the time of writing (2018) is the last pub operating in the village.
4	The Tailor's House	18 Carlow Road	In the 1841 census this house and workshop was occupied by Susannah Bull who is shown to be of independent means, also living there was Samuel Bull who may have been her brother, Samuel was a tailor by trade. The 1851 census shows that John Weekley a shoemaker was living there and he remained resident there until the 1880s. In the 1891 and 1901 census return Joseph Warren Smith was running a shoe making business from the house with the assistance of Susan Weekly, his sister-in-law. In 1911 Joseph's occupation was defined as Insurance Agent with his daughter working as a clerk in the Post Office.
5	Sharmans Cottage	15 Carlow Road	Nice stone cottage forming part of a group with the Axe and Compass (3) and the Tailor's House (4).
6	Old Swan Inn	25 Carlow Road	The Swan was constructed in the early 1800s and it is identified in the 1838 tithe records as the Swan public house owned and occupied by Mary Hill. 1841 census returns show Mary as the publican aged 60, she was the widow of Thomas who in 1822 was recorded as being the victualler; his brother James was the landlord of the Black Horse in the High Street. Mary was followed in 1851 by Thomas Austin who ran a tailor's business as well as the pub, he was a young man aged 24 at the time; in 1871 he was recorded as being a baker and grocer in the village. In 1861 Elkin Dockins who was 64 years old was running the business and he was followed in 1871 by Amos Mason who was also a farmer of 9 acres in the village; in 1881 his widow Jane was in charge. William Samuel Bull was shown as the next publican in 1891 and he ran his brazier (brass repair) business from the building. John Braybrook was the next incumbent in 1901, John was also a coal merchant. The closure of the Black Horse in 1906 resulted in its ex landlord, William Robinson moving from High Street to the Swan. William was also a butcher and he set up business next door employing journeyman butcher, Arthur Yeomans who had previously worked for him at the Black Horse. It is likely that the Butcher's shop did not have accommodation as Arthur was living in the Swan, most of the previous butchers lived elsewhere in the village, the only other butcher recorded as living in the Swan was Thomas Mercer



Ref:	Name	Address	Description
			in 1841. During World War II the Swan was run by Baden Bates who was reputed to keep two whisky bottles behind the bar, one was watered down for the yanks and the other was neat for the locals. The pub finally closed in 1955 and became a private house.
7	Old Smithy	55 High Street	The smithy was originally located where the Methodist Chapel now stands in Chapel Street. It was moved from there prior to 1838 as tithe records show a blacksmith's shop and shed located on the corner of Chapel Street and High Street where Nos 2 & 4 Chapel Street now stand (2018). An auction of the workshop and plot at the Axe & Compass in 1838 identifies Richard Tibbs as being in occupation, the property was purchased by Henry Bateman. These houses (Nos 2 & 4 Chapel Street) were probably built in the late 1850s and the blacksmith's workshop was relocated to its current location in the High Street at around the same time. In 1841 John Jeffrey was the Blacksmith residing at the White Swan, by 1851 the business has been taken over by 24 year old William Bradshaw who was possibly living in Chapel Street. William was still the Blacksmith in 1861 but has also taken on a grocer's business and was the Parish Clerk, he was employing a journeyman blacksmith named as John Fairy to assist him. In 1871 William was described as a parish clerk & sub postmaster, 22 year old Frederick Bradshaw a master blacksmith was now running the workshop. They were almost certainly related to each other and were living in the newly constructed houses at what is now (2018) Nos 2 & 4 Chapel Street. Frederick was still the Blacksmith in 1881 employing 1 man, William Coles from Swineshead. In 1891 Frederick was employing his son, William in the smithy. Work must have been plentiful as George Brown is also identified as a blacksmith living in the village but it's not clear where he worked. In 1901 Silas Davis was the only blacksmith in Ringstead working on his own account, a sign perhaps that people were turning towards mass produced cheaper products made in factories outside the village. The business was taken over by Freddie Davis, who was the last blacksmith in Ringstead and the smithy ceased operations in the 1940s.
8	Yeomans' Farmhouse	56 High Street	This house constructed in 1912 was initially the home of Alex Chapman who was the son of Francis Henry Chapman, the manager of the Unity Cooperative supplying boots and shoes to the government, Alex also farmed Middlefield Farm in Church Street. In 1943 it became the home of three generations of a Ringstead farming family, the Yeomans. Arthur Yeomans was born in Great Gidding in 1882, the son of a butcher. He lost both



Ref:	Name	Address	Description
			<p>his parents at a very young age and was brought up by his eldest sister, Elizabeth and her husband William Robinson. They moved to Ringstead and William and Elizabeth became landlords of the Swan. William Robinson was a butcher by trade and Arthur worked with him, they had an abattoir behind the pub.</p> <p>Arthur married Mary Wyman whose family were farmers at Slade Farm. They lived in the Black Horse in the High Street (a private house by this time) and Arthur ran an abattoir behind the building. His shop was located in the old shoemaker's workshop in Church Street opposite St Mary's Parish Church. His son William, who was born in 1921, helped him in the shop along with William's best friend, Tom Bridge who went on to take over the Butcher's shop in Chapel Street. William always wanted to farm and his mother supported this ambition, persuading Arthur to give up butchering when Home Farm became available in 1943. The family lived at Home Farm for many years and William's son, David was born there in 1954, in 2018 he was still running Home Farm although no longer living in the house.</p>
9	Joseph Abbot's Store	51 High Street	<p>The shop was constructed in 1850 and the first occupant recorded in census returns was William Bradshaw in 1861, described as Blacksmith, Parish Clerk &amp; Grocer. It's likely he was assisted by William Dick's wife, Emma, who lived just across the road. In 1868 Whelan's Directory lists William Exton as a grocer and draper and he was possibly next occupier. The 1871 census show William Bull running the business which is now described as a tailor, draper and grocery concern. In 1881 John Hale Hayes is the Grocer and by 1891 John Perry is running a grocer and draper's store, John is still the shop keeper in 1901 although it is now just described as a grocer's. Joseph Abbot is the next incumbent and in 1911 he is identified as a maker of hand-sewn army shoes, his daughter Lilian is the Manageress of the Drapery and Boot Department assisted by her sister Evelyn. The shop was no longer shown to be selling groceries. Later in the twentieth century it was run by a Mrs Greavson followed by Mr Ramsden, it was a general store but apparently still sold sweets and ice cream. The final occupiers of the shop were the Sumner family who ran a second-hand goods / antiques business until it became a private house in the mid 1970s.</p>
10	Coleman's Bakery	49 High Street	<p>The oldest recorded mention of a baker in this property is in the 1838 tithe records, these show that Thomas Chapman Coleman was the baker at this time. According to census returns Thomas remained as the baker there into the 1850s. The 1861 returns show that John Childs had taken over running this business and he remained there</p>



Ref:	Name	Address	Description
			for a number of years into the 1880s. The next incumbent shown in 1891 was Joseph Scholes who by the time of the 1911 census had been replaced as the baker by his son, John Joseph Scholes, he is reputed to have also sold beer from the premises. After World War II the bakery was run by Ted Pallet who may have been the last baker there before it became a private house.
11	John Bull's Tailor's Shop	46 High Street	The age of this building is uncertain but it probably dates to around the 1880s. John Bull was running his tailor's business here in the 1890s and the shop is currently a hairdressing business (2018).
12	Baptist Church & Manse House	High Street	<p>In 1662 the Act of Uniformity was passed by Parliament, this imposed strict regulations on the clergy. Many vicars rebelled against this at the time including the one at Ringstead, they refused to adhere to the new rules that they felt did not conform to Christian belief. As a result they were dismissed from their posts. With no priest left in the village many of the residents walked to Rothwell on a Sunday to listen to a dissenting minister who preached at a non conformist gathering. They continued to do this for many years leaving early in the morning and often not arriving back until it was dark, they lit their way along the footpaths using lanterns.</p> <p>On July 15th 1714 the nonconformists established a meeting house in a borrowed barn that was possibly owned by the Blacksmith at the time. Disaster struck on October 4th 1762 when the meeting house was accidentally burnt to the ground. Other churches in the area are reported to have rallied round to help out and a new building was erected and dedicated within a year. Since then the building has been extended and improved and the schoolrooms were added in 1887, these were to provide education that was not available in the state schools of the time. In 1897 the building received new seats and a hot water heating system. In 1975 Ringstead Baptist Church and Ringstead Methodist Church started sharing all Sunday services. In 1995 it was decided to sell the Methodist building and Ringstead Baptist and Methodist Churches became known as Ringstead Shared Church.</p>
13	Post Office	28, High Street	Ringstead Post Office was moved from a building on the opposite side of the road next to Coleman's Bakery in the early 1930s, the building was finally demolished in 1969. The old Post Office had been established by Noah Green in 1854 after moving from the draper's store in Chapel Street. The current building is interesting architecturally in that the original stonework can be seen on the ground floor and it is probable that this started off as a single storey 18th Century stone cottage. In the



Ref:	Name	Address	Description
			19th Century the building was extended upwards by the addition of a two storey brick structure on top of the existing cottage. Other buildings nearby show signs of having been converted from single storey to two storey properties. This probably reflected the growing industrialisation of the village and the need to have workshops in the houses.
14	Co-op Bakery	23 High Street	The Co-op bakery was established in 1884 and was in addition to the two bakeries that already existed in the High Street. The village looks to have been well catered for with bread and cakes. The Co-operative movement was formed in Rochdale in 1844 to help working class families by providing affordable good quality food. The stores were owned by the customers who were members and any profits were paid out annually to them. Presumably the Co-op's presence was not welcomed by the other stores in the village who may have seen the competition as somewhat unfair.
15	Co-op Store	21 High Street	The Co-op store opened at the beginning of the twentieth century, the Co-operative movement was formed in Rochdale in 1844 to help working class families by providing affordable good quality food. The stores were owned by the customers who were members and any profits were paid out annually to them. Presumably the Co-op's presence was not welcomed by the other stores in the village who may have seen the competition as somewhat unfair.
16	Andrew Bull's Bakery	17 High Street	The first evidence of a baker operating from this property was the 1861 census returns, this identifies that Andrew Bull, a shoemaker and baker worked here. Andrew was still at the bakery in 1891 but at the age of 64 was nearing retirement. The 1901 & 1911 census returns don't identify a baker living in the house perhaps it was sub-let with a different family living upstairs.
17	Gidding's Newsagent Shop	15 High Street	The appearance of this building bears no resemblance to the original shop that stood in this location, it's conversion into a private house has not respected its heritage. In 1841 the building was home to two households, Sarah Cheney aged 30 who was a draper and William Bull aged 20 who was a tailor. The 1851 census records does not indicate any shopkeepers are living at the premises so the shop had probably been let seperately from the living accomodation, it's likely that it continued as a tailor's run by William Bull. By the time of the 1861 census William Bull's family had moved back into the property and he continued to run the shop. In 1871 William is recorded as running a shop further up the High Street on the corner of Chapel Street. The census returns for 1871 and 1881 show that no



Ref:	Name	Address	Description
			shopkeepers are resident in the premises although at some point William's son John probably took over the shop. The 1891 census shows that John Bull was now living at the shop although soon after this he had moved the tailor's business further up the High Street to a shop close to the old post office, which is currently a hairdressing business (2018). The 1911 census shows that the shop was now a newsagent's with Henry Gidding and his wife Emma Louise living on the premises, Emily continued to run the shop through to 1940.
18	Carriage House	11 High Street	The cottage was constructed in the 1860s and the first residents were Thomas Austin and his family. The 1868 Whellans village directory lists him as a butcher, baker & grocer. He was recorded as a 43 year old baker and grocer in the 1871 census, in 1881 he was still running the bakery and additionally selling beer. In 1891 the premises had been taken over by Alfred Sawford who was running a Carrier's business. In 1901 Amos Weekley, a railway drayman was living there and his wife, Ellen was running a confectionery shop. In 1911 Amos was working as a sexton, Ellen and her daughter, Alice, were working at home as shoe stitchers.
19	Ringstead Temperance Hall	9 High Street	The Temperance Hall was erected in 1861 by subscription at a cost of £200 to accommodate 200 people. It's purpose was to promote temperance, Intelligence and happiness of the people. At a time when the parish church had been trashed by locals it was a noble thought! The hall has been used for meetings, plays, concerts, dances and in more recent times the village cinema. It also provides the office for Ringstead Parish Council and is where their meetings are held. The hall provided a location for schooling prior to Ringstead School being built in 1867. Elizabeth Gunn who lived in a cottage between the hall and the New Inn (now demolished) appears to have been the first school mistress, she was succeeded by William Harding who went on to teach at the newly built school.
20	Temperance Cottage	7 High Street	The cottage was constructed in the 1860s and the first residents were Noah Abbott and his family. The 1868 Whellans village directory lists his daughter, Elizabeth, as a milliner. Noah was recorded as a 57 year old shoemaker in the 1871 census and both his daughters were working at home as milliners. In 1881 & 1891 Noah's widow, Susannah, was the head of the family and running a Grocer's business at the property, daughters Elizabeth and Eliza continued to work as milliners. The 1900 census shows a change in circumstance following the death of Susannah in 1893. Elizabeth and Eliza had taken over the Grocer's shop which



Ref:	Name	Address	Description
			they were still running it at the time of the 1911 census.
21	Ringstead Institute	14 High Street	The Ringstead Institute opened on Friday 14th September 1908 and it was built for the recreational use of the village. A donation of £250 towards its construction was made by Rennie Wilkinson which was a substantial proportion of the final cost of £320. It was used for village social gatherings, meetings and reading sessions. In the early 1930s it gained a full size billiard table and Ringstead Billiard Club competed in the local league against nearby villages and towns. After the Ringstead Women's Institute was formed in 1933 they used to hold many of their meetings there. In the 1960s the building was used for youth clubs but it was always a problem finding someone to take on the responsibility of looking after the building, as a result many of the activities were relatively short lived. The Institute is currently used (2018) for the village pre-school known as the Ringstead Robins.
22	Black Horse Inn & Butcher's Shop	8 High Street	In 1838 James Hill was the owner of the buildings and land on this plot. In the 1841 and 1851 census returns he was identified as the publican and in 1861 his widow Ann was running the inn. The Black Horse was closed when the 1871 census was taken and in 1881 the pub had changed hands and was run by Elijah Robinson who was described as a publican, farmer of 12 acres and a carrier. By 1891 Elijah was just identified as an inn keeper. In 1901 William Robinson was the inn keeper and butcher assisted by a journeyman butcher named Arthur Yeomans who was his brother-in-law. Arthur Yeomans turned to farming in the 1930s and his grandson David was still running the farm in 2018. The Inn ceased to trade in 1906 when it lost its license, the pub was described as smelly and untidy at the time. William was undaunted by this and took over the running of the Swan from John Braybrook, he also established a butcher's shop next door taking Arthur Yeomans with him. The butcher's shop next to the Black Horse ceased trading around this time.
23	Farm Worker's Cottage	6 High Street	In 1841 this house may have been occupied by Joseph Groom who was a farm labourer although this is not clear from the census return. In 1851 through to 1871 a farm labourer named as Thomas Staines was resident there followed in 1881 by Henry Staines who was a retired servant. The 1891 census return shows that Thomas Walker who was a shoe maker lived there and in 1901 Samuel Tilley, a carter was living there with his wife Sarah. Finally in 1911 the cottage was in the hands of Francis Henry Chapman who was the



Ref:	Name	Address	Description
			Manager of the Unity Cooperative supplying boots and shoes to the government, the house had 5 rooms.
24	Williamson's Farm	4 High Street	<p>The 1838 tithe records show that this house was occupied by John Williamson who was a farmer. John was a very wealthy man and owned many acres of land in the village, he also rented a lot of land from James Page who was another wealthy landowner. It's unlikely that John remained in the house after 1840 as he had purchased a house named 'The Vicarage' off John Green in 1839. The Vicarage was rather a splendid looking house in Upper Carlow looking out onto open fields.</p> <p>The farmhouse is constructed entirely of brick and is almost certainly the oldest brick built property in the village. The 1841 census records that a farmer named as William Beeby was occupying the farm, there is no record of the farm having an occupant in the 1851 census. In 1861 it was occupied by a lace maker called Mary Phillips who was widowed, two of her sons were working as farm labourers and a third son was a plough boy. In 1871 a farm labourer named Samuel Gillett was living there and in 1881 the farm was unoccupied. The farm changed hands regularly after this, in 1891 George Mayes an army shoe maker resided there followed by William Hackney who was a farm stockman in 1901. Finally in 1911 the farm was in the hands of Sarah Tilley was described as of private means, the house had 5 rooms.</p>
25	Foscutt's Farm	2 High Street	<p>In 1838 the tithe records show that this building backed onto an orchard and was occupied by Thomas Foscutt who was a tenant farmer. In 1841 Thomas is living elsewhere as the resident is shown to be Mary Ivens, a farmer's widow. The 1851 census identifies Thomas to be the occupier again farming 6 acres, this farm land was located to the right of Denford Road on the way out of the village (approximately where Ringstead Airstrip is now located). The age of the building is not known but it is shown on a map drawn in 1780 so it's at least 18th Century if not older. Thomas lived there till the 1870s and in 1891 the building was occupied by Stephen Weekley who was a shoe and boot maker. The Weekley family were well known in the village with Henry Weekley being a butcher and farmer in 1846. Family money may explain how Stephen came by such a grand house. In 1911 the house was in the hands of Thomas John Knight who was described as a grazier, the house had 7 rooms.</p>
26	New Inn	1 High Street	<p>The building was constructed in the late 1850s and was sold at an auction held in the Axe and Compass in 1859, it was purchased by Samuel Figgis for £51. Samuel was a carpenter from</p>



Ref:	Name	Address	Description
			Bedfordshire who is said to have been a beer house owner in the village, he was well known having lived in Ringstead for over 20 years. The first mention of the building being used as a public house was in 1871 when the publican was named as Samuel who was also identified as a carpenter. Maria his wife would likely have run the inn during the day when Samuel was working. The 1890 OS map shows a building to the right of the inn which was probably a workshop. In 1881 the business had been taken over by Henry Figgis who presumably was related to Samuel. By the time of the 1891 census the inn and carpentry business had been taken on by Elijah Clark who is described as a wheelwright and inn keeper. In the 1901 census Elijah had moved from the New Inn and set up his wheelwright business in a different location. The lounge bar of the inn was also used for court hearings as well as preparing the dead for burial. This seems surprising now but in the 19th Century carpenters were often involved in funeral arrangements. The pub was then taken over by Arthur Archer who was still in charge when the 1911 census was taken. In 1901 Arthur was using the workshop for shoe and boot making but by 1911 he was working as a grazier. The New Inn finally ceased trading as a public house in 2013 and is now a private residence.
27	Ringstead House	2 Denford Road	The building was constructed in the 19th Century and according to the 1911 census had 7 rooms. The house was probably built for John Dearlove who appears to have held a partnership in a farm with his brother Joseph. Joseph was living in the Manor House (then known as Ringstead House) and the house was purchased for his brother's retirement. The 1871 census shows that John and his wife Mary were living in Rushden and he is described as 'a farmer going out of partnership'. He was only 46 years old at this time so may have been suffering from ill health. In 1881 John is described as a retired farmer living in the house with his wife Mary and their daughter, also named Mary. By the time of the 1891 census Mary, his wife, is a widow now living with her mother (Hannah Sharman) and the name of the building was stated to be 'The Cottage'. The 1911 census shows that Mary was still living here and the address is shown as, The Cottage, Raunds Road. The name 'Ringstead House' was adopted some time in the twentieth century.
28	The Carpenter's House	12 Church Street	No 12 Church Street was built at the same time as the other six houses in the block (Nos 6 – 18) in the early 1870s. From 1871 – 1891 the cottage was occupied by shoe makers. This changed when Elijah Clark moved his wheelwright and carpentry business from the New Inn, he was probably



Ref:	Name	Address	Description
			instrumental in having the two storey workshop built behind the house to accommodate his business. Elijah was still at No 12 when the census was taken in 1911.
29	Ringstead C of E School	1 Church Street	The school was built in 1867 at a cost of £950 as a result of the determination of Percival Sandilands who was the Vicar of St Mary's. Percival had taken over the calling from his Uncle Alfred who had been responsible for rebuilding the church, which was in a state of dereliction when he became vicar in 1854. In 1863 when Percival arrived school classes were held at the Temperance Hall, Percival lobbied local businesses and organisations for funds as well as obtaining a government grant. Money was also raised by contributions from Ringstead residents. The land was donated by George Capron on a 1,000 year lease starting from the feast of St Michael the Archangel (Michaelmas) 1620. The school consisted of a long school room with an adjacent class room, there was also a master's residence consisting of a living room, a kitchen and three bedrooms. The building was constructed in the Gothic style using stone from Raunds to ensure a similar style and look to the church next door. An unusual feature for the period was the construction of the internal walls from concrete which provided a cost saving when compared to conventional brickwork.
30	Aroma Indian Take-away	24 Church Street	The building currently used as an Indian take-away was formerly an extension to a cottage. The cottage probably dated from the 18th Century or possibly even earlier and was located on a large plot of land. The tithe records show that in 1838 the property was a cottage and orchard occupied by Thomas Major. This is known to have been a Grazier's residence in the middle of the 19th Century when the workshop extension was built, to enable it to be used for shoe making. This reflected a change in the nature of work in the village following the 1841 Inclosure Act leading to a move away from traditional agriculture and the introduction of small industry, mainly shoe making. The 1851 census records that a grazier named Robert Ekins was living there. From 1861 onwards the building was occupied by shoe or boot makers, the census returns show that in 1861 Nathaniel & James Fox were shoemakers, James Fox was still there in 1871. In 1881 Thomas Fox was working as an army shoemaker and he was followed in 1891 by John Pearson who was also a shoemaker. By the start of the twentieth century the workshop was being used for bootmaking. William Warren described as a bootmaker lived there in 1901 followed by Alfred Attley who was described as a hand sewn bootmaker in 1911. In the early part of



Ref:	Name	Address	Description
			the twentieth century the use of the building changed from a workshop to a shop. Initially it was a butcher's premises run by Arthur Yeomans who passed the shop onto Walter Petit who sold fish & chips. It remained a fish & chip business until the twenty first century when it became an Indian take-away shop.
31	Peacock's Shop	38 Church Street	The building that became Peacock's Shop was constructed in the 1850s and the first occupant shown in the 1861 census was Reuben Peacock who was a carpenter. The building had a large barn at the rear that would have been his workshop. By the time of the 1871 census the building had been taken over by Richard Peacock who was described as a shoemaker and grocer. The shop was probably run by his wife Mary while he concentrated on manufacturing shoes. In 1891 the shoemaking side of the business had been discontinued and Richard is described as a grocer. The shop itself continued to be run by the Peacock family well into the twentieth century and older members of the community can recall calling in for sweets on the way to and from school.
32	Wesleyan Chapel	5 Chapel Street	A Chapel was first started on the site of the current building in 1849, the original building started off as a blacksmith's shop and accommodation. The current building was constructed and registered for worship in 1857, the foundation stone was laid by Mary Ann Dearlove and this is stated on a plaque erected some time after her death at the age of 46 in 1867. Mary Ann was the wife of Joseph Dearlove, a farmer who lived at Ringstead House (now known as the Manor House). The frontage and extra school room was built on in 1878. The chapel was closed for worship in 1995 and is now a private house used as a recording studio.
33	Chapel House	3 Chapel Street	This house was constructed around the time the Wesleyan Chapel was built. It was the home of Joseph Abbot, a shoemaker and grocer until the 1870s. Joseph was probably related to Joseph Abbot who ran a draper's and shoe shop in the High Street in 1911.
34	Ross Bull's Abattoir	1B Chapel Street	A little further up the street from Ross Bull's butcher shop (1, Chapel Street) is a rectangular stone building that was used to slaughter animals to supply meat to the shop. The building has now been converted into an attractive cottage. Elements of this building look to date back to before 1840 as a building in this location is shown on the tithe map from that year.
35	Ross Bull's Shop	1 Chapel Street	This property gives the impression of being accommodation for a single family, checks on tithe and census records indicate it was the home for two different families from 1838 onwards. The 1838 tithe records and 1841 census shows the



Ref:	Name	Address	Description
			house being shared between William Dicks who was a grocer and John Barber a shoemaker. In 1851 both residents were still there but William Dicks was now described as a shoemaker. In 1861 a shoemaker named as John Wittering had taken over from William Dicks and William Wills, a farm labourer had taken over John Barber's residence. The 1871 census indicates that William Webb Braybrook's family are the sole occupants, he was an agricultural labourer. In 1881 there was again a single family; John Wyman who was a farmer of 148 acres employing 2 men and 4 boys. His son David had taken over the farm and property by 1891 with Joseph Abbott living next door running a grocer and coal merchant's business. Joseph Abbott was still living there in 1901 and his daughter Lilian is working as a shop assistant at the co-op stores, James Barker an ironstone labourer was living next door. In 1911 Joseph had moved his family into the shop on the corner of High Street and Chapel Street. The house was now being occupied by two families; George Thomas Dickens a hand sewn army shoemaker had taken over from Joseph Abbott and Ernest Ross Bull, a butcher, had taken over from James Barker. The butcher's shop continued trading up until 1989 with Tom Bridge taking over from Ross Bull and the last butcher was Tom's son Dennis.
36	Cottages	4 Chapel Street	This property was originally two separate cottages that have now been combined into a single residence. The houses were constructed on the site of a former blacksmith's workshop and shed, the smithy having been relocated round the corner in High Street. Construction probably started in the late 1850s and the 1871 census returns show that blacksmiths William and Frederick Bradshaw were living there. In 1911 Silas Davis, who was then the only blacksmith left in the village was the occupant.
37	General Store	6 Chapel Street	The shop was constructed in the early part of the 19th Century in a combination of brick and stone as was the fashion of higher status properties at the time. The first recorded shopkeeper in 1820 was Elizabeth Wright, she was followed in the 1840s by Noah Green who was a Draper and Grocer. Initially he was living in a house in Carlow Road while running the shop, by the time of the 1851 census he had moved into the shop premises with his wife and children.  Noah moved out in 1854 to set up Ringstead's first Post Office in the High Street. The shop was then taken on by Samuel Figgis (later landlord of the New Inn) and Mary Mosley until 1857 when Alfred Roberts was running it. In 1860 Charles Tyringham had taken over and was in charge until some time in the 1870s when it was being run by George



Ref:	Name	Address	Description
			<p>Warren as a hardware and grocery store. In the 1891 census returns the shop was empty and identified as a grocer's shop to let. The next recorded occupant was William Samuel Bull who had been the landlord of the Swan Inn, he was a tinsmith and continued with this trade while at the property. Although William lived there it looks like the shop was let separately to the living accommodation. The shop was initially run by a Mr Saunders and then in 1903 Eliza Slack took it on probably assisted by William's wife, Emma. The ownership of the property was taken over by Campbell Praed Brewers around this time and it's probably no coincidence that they also supplied Ale to the Swan Inn. It's possible that the Bull family continued to be involved with the premises as in 1959 it was being run by a Mrs Gunn and Joyce Slack (nee Bull), the ownership of the premises had now passed over to Phipps Brewers. Prior to 1968 Roy Elliott was running the shop and in 1968 William Gerrard took it over for eight years and then it was 'Florey's' shop until 1998 when it became a private residence.</p>
38	Grove Cottage	8 Chapel Street	<p>This building was shown in the 1838 tithe records and is probably much older than this. The first known occupant was Samuel Saddington who was a farm labourer. In 1851 John Perleick a shoemaker was living here. The 1861 census records show the occupant as Thomas Grant Knight who is described as a drill proprietor, this would have been seed drilling and Thomas would have hired himself out to the local farmers to provide this service. He appears to have retired from the seed drilling business by 1871 as he was shown as a butcher, in 1881 at the age of 70 he was in a farming partnership with his brother. In 1891 his widow, Jane, was living in the house. The 1901 census records that Thomas' son John was the head of the household and was working as a grazier. In 1911 Joseph Dicks an unemployed hand sewn shoemaker was living there.</p> <p>The name 'Grove Cottage' was originally associated with No 4 Chapel Street in the 19th Century. It is not known when No 8 Chapel Street acquired this name.</p>
39	Shepherd's Cottage	16 & 18 Carlow Street	<p>The 1838 tithe records identify this building as a cottage and allotment occupied by Weekly Ball. The 1841 census shows that the head of the household was a shepherd named William Ball, Weekly was his son who was a butcher. One of his daughters, Ann, looks to be working as a servant in the 'Vicarage' located in Upper Carlow (now demolished). Weekly is also referred to as William Weekly* in census records and in the 1840s he moved into a newly built cottage next door (No 20). In 1851 William, his father, had retired and his</p>



Ref:	Name	Address	Description
			<p>son, John, who was also a shepherd was now the head of the household. The 1861 census returns show that John Ball was a butcher and still living in the cottage, by 1871 John was a butcher farming 43 acres and employing a labourer and had moved to Shop Street (High Street). The occupants of this cottage from 1871 - 1881 cannot be definitively identified from census records. The cottage started off as a single residence, which looks to have been split into three cottages at some point after 1861. It is now two properties, numbers 16 &amp; 18.</p> <p>In 1891 William Peacock, a shoemaker, was living in the cottage on the left, Benjamin Roberts a shoemaker was living and working in the middle cottage and Jabez Abbott, also a shoemaker, was living in the cottage on the right. In 1911 it was the home of Alfred Mayes and his three sons who made hand sewn army shoes.</p>
40	Frederick Fox's Cottage	9 Carlow Street	<p>9 Carlow Street was probably built in the 17th Century and tithe records from 1838 indicate that Thomas Hacket, an agricultural labourer lived there. Census records after this time are difficult to follow due to the redevelopment of the Carlow Street as shown in the 1840 tithe maps, it consisted mainly of small workers hovels, which were probably cleared as part of the Victorian drive to eliminate Cholera. In 1901 the residence was the home of William Gibbs who was a shoe maker working away from home. The 1911 census returns show it was being inhabited by Frederick Fox an unemployed hand sewn boot maker. Frederick was a well known character in the village whose nickname was 'Pamp', he was also something of a sportsman and in 1898 skated the flooded Nene Valley from Northampton to Thrapston, his two companions continued on to Wansford. His skating boots have been retained for posterity by the Ringstead Heritage Group. Pamp was undaunted by unemployment and he went on to produce and sell shoes and boots from his home, he was something of a pioneer and developed a range of sports shoes using screw in studs and spikes. His business was so successful that he went on to employ two other shoe workers to assist him. The house was small and it's possible that in the absence of a workshop part of the house was used to manufacture and retail products. Numbers 9 and 11 Carlow Street have now been knocked into a single house.</p>
41	Robert's House	7 Carlow Street	<p>7 Carlow Street was the likely birthplace of Alfred Roberts, who was the father of Margaret Thatcher, the Prime Minister of the UK from 1979 – 1990. Alfred's father, Benjamin had moved to Carlow Street from the High Street after his marriage to Ellen Smith in 1884. Ellen had lived next door to Benjamin prior to this. Their first property in the</p>



Ref:	Name	Address	Description
			street was the Shepherd's cottage (16 / 18 Carlow Street) with the building having been split into three cottages by this time. The family then moved to 7 Carlow Street which was probably built in the 1880s and would have been a new property when they moved in. Alfred Roberts was born in 1892, the fifth of seven children. Benjamin was a shoe maker working at home in 1901 assisted by his son, Harold. By the time of the 1911 census they were working as shoe and boot makers away from home. Alfred Roberts had moved out by 1911 and was working at a grocer's business in Oundle, he was unable to work in the shoe trade due to his poor eyesight. He was also unable to fight in World War I because of this and we can only speculate how the future of the country would have been affected if he had gone to war. No 5 and No 7 have now been combined as a single residence.
42	Chapel & Cemetery	Station Road	The Cemetery, containing one acre with a mortuary chapel, was consecrated in 1893. Benjamin Roberts who was the grandfather of Margaret Thatcher, the Prime Minister of the UK from 1979 - 1990 was interred here. The chapel is owned by Ringstead Parish Council and from 2010 - 2018 was used by A. Abbott & Sons Limited as a chapel of rest. The building is now (2018) being used as a heritage centre run by Ringstead Heritage Group.



**APPENDIX 2: LOCAL GREEN SPACE- SUMMARY OF REASONS FOR DESIGNATION**

No.	Local Green Space	Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquility	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason
1	Peace Park	x	✓	✓	x	x	✓
2	Recreation Ground	x	x	✓	✓	x	x
3	St Mary's Churchyard	x	✓	x	✓	x	✓
4	Community Garden	x	x	✓	✓	x	✓
5	Ringstead Cemetery	x	✓	x	✓	x	✓
6	Allotments	x	x	✓	✓	x	✓



## APPENDIX 3: AFFORDABLE HOUSING

### STARTER HOMES

“Starter Homes are as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used”.

“Starter home” means a building or part of a building that:

- a) is a new dwelling;
- b) is available for purchase by qualifying first-time buyers only;
- c) is to be sold at a discount of at least 25% of the market value;
- d) is to be sold for less than the price cap of £250,000; and
- e) is subject to any restrictions on sale or letting specified in regulations made by the Secretary of State.

“New dwelling” means a building or part of a building that:

- a) has been constructed for use as a single dwelling and has not previously been occupied; or
- b) has been adapted for use as a single dwelling and has not been occupied since its adaptation.

“Qualifying first-time buyer” means an individual who:

- a) is a first-time buyer,
- b) is at least 23 years old but has not yet reached the age of 40, and
- c) meets any other criteria specified in regulations made by the Secretary of State (for example, relating to nationality).

“First-time buyer” has the meaning given by section 57AA(2) of the Finance Act 2003.

“Purchase”: the reference to a building or part of a building being available for purchase is to a freehold or a leasehold interest in the building or part being available for purchase.

The Secretary of State may, by regulations, amend any of these criteria.

### DISCOUNTED MARKET SALES HOUSING

“Discounted market sales housing is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local



house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households”.

Summary:

- Sold at a set discount from open market values
- Must be genuinely affordable, based on incomes and house prices
- Discounts are based on the lower quartile (lowest 25%) house prices and lower quartile incomes of workers in the Borough
- Sales price will be based on a discount percentage

Discounted Market Sales Housing and Low Cost Homes For Sale are distinct from low cost market housing (in that a percentage discount is applied rather than simply being smaller homes) and are acceptable under the NPPF affordable housing definitions; provided that there is a mechanism in place to ensure that the properties remain affordable for future occupiers.

#### OTHER AFFORDABLE ROUTES TO HOMEOWNERSHIP

“Other affordable routes to home ownership is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 25% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement”.

#### DISCOUNT

Lenders require discounted sale products to be expressed as a percentage discount from open market value rather than as a fixed price. We have therefore calculated the percentage discount which would be required to bring an open market purchase within the reach of a household with two full-time workers.

Lower quartile property price<sup>4</sup> £195,000

Lower quartile gross annual workplace-based earnings<sup>5</sup> £21,037

<sup>4</sup> All house types, Thrapston Market Ward, June 2019, Source: Office for National Statistics

<sup>5</sup> East Northamptonshire, 2018, Source: Office for National Statistics



Individual lower quartile income x 4 <sup>6</sup>	£84,148
Household lower quartile income x 3 <sup>5</sup>	£126,222
Deposit <sup>7</sup>	£19,500
Mortgage required	£175,500
Deficit (mortgage required minus mortgage can obtain)	£49,278
Minimum discount % required	25%

The above discount percentages should be used as a general guideline when calculating the required discount from open market value. More up to date evidence of local lower quartile property price and earnings should be used where available.

#### LOCAL CONNECTION CASCADE

Affordable housing should be made available to households in accordance with the following Local Connection Cascade (set out in priority order with i) being of highest priority):

- i. Has, immediately prior to occupation, been ordinarily and legally resident within the Parish of Ringstead for at least a 12-month period, or at least 2 out of the last 5 years;
- ii. Is a person who has a local connection to the Parish of Ringstead through either:
  - a. a family connection (immediate family associations, limited to parent, sibling or adult child, living in the Parish of Ringstead);
  - b. an employment connection (permanent employment; temporary employment lasting for at least the last 12 months; or an offer of permanent employment within the Parish of Ringstead);
  - c. at least one member of the household needs to move within, or to the Parish of Ringstead, to be close to relatives or other persons, to provide or receive significant amounts of care and support.
- iii. Has, immediately prior to occupation, been ordinarily resident within the Parishes of Denford, Woodford, or Great Addington for at least a 12-month period, or at least 2 out of the last 5 years;

<sup>6</sup> The mortgage multiplier used is the standard multiples of 4x single and 3x joint for all the calculations, these are based on industry standard multipliers.

<sup>7</sup> A 10% deposit is used as this is based on industry standard mortgages available for affordable properties.



- iv. Is a person who has a local connection to the Parishes of Denford, Woodford, or Great Addington through either:
  - a. a family connection (immediate family associations, limited to parent, sibling or adult child, living in the Parishes of Denford, Woodford, or Great Addington);
  - b. an employment connection (permanent employment; temporary employment lasting for at least the last 12 months; or an offer of permanent employment within the Parishes of Denford, Woodford, or Great Addington);
- v. Is a person who resides in East Northamptonshire District;
- vi. Is a person who has a local connection to the East Northamptonshire District through either:
  - a. a family connection (immediate family associations, limited to parent, sibling or adult child, living in the East Northamptonshire District);
  - b. an employment connection (permanent employment; temporary employment lasting for at least the last 12 months; or an offer of permanent employment within East Northamptonshire District);
  - c. at least one member of the household needs to move within, or to East Northamptonshire District, to be close to relatives or other persons, to provide or receive significant amounts of care and support.



Settlement Boundary



Neighbourhood Area



Traveller Site



Blackthorn Marina



Area of Separation



Kinewell Lake Buffer Zone



Ringstead Business Centre



Features of Local Heritage Interest



Local Wildlife Site



Important View



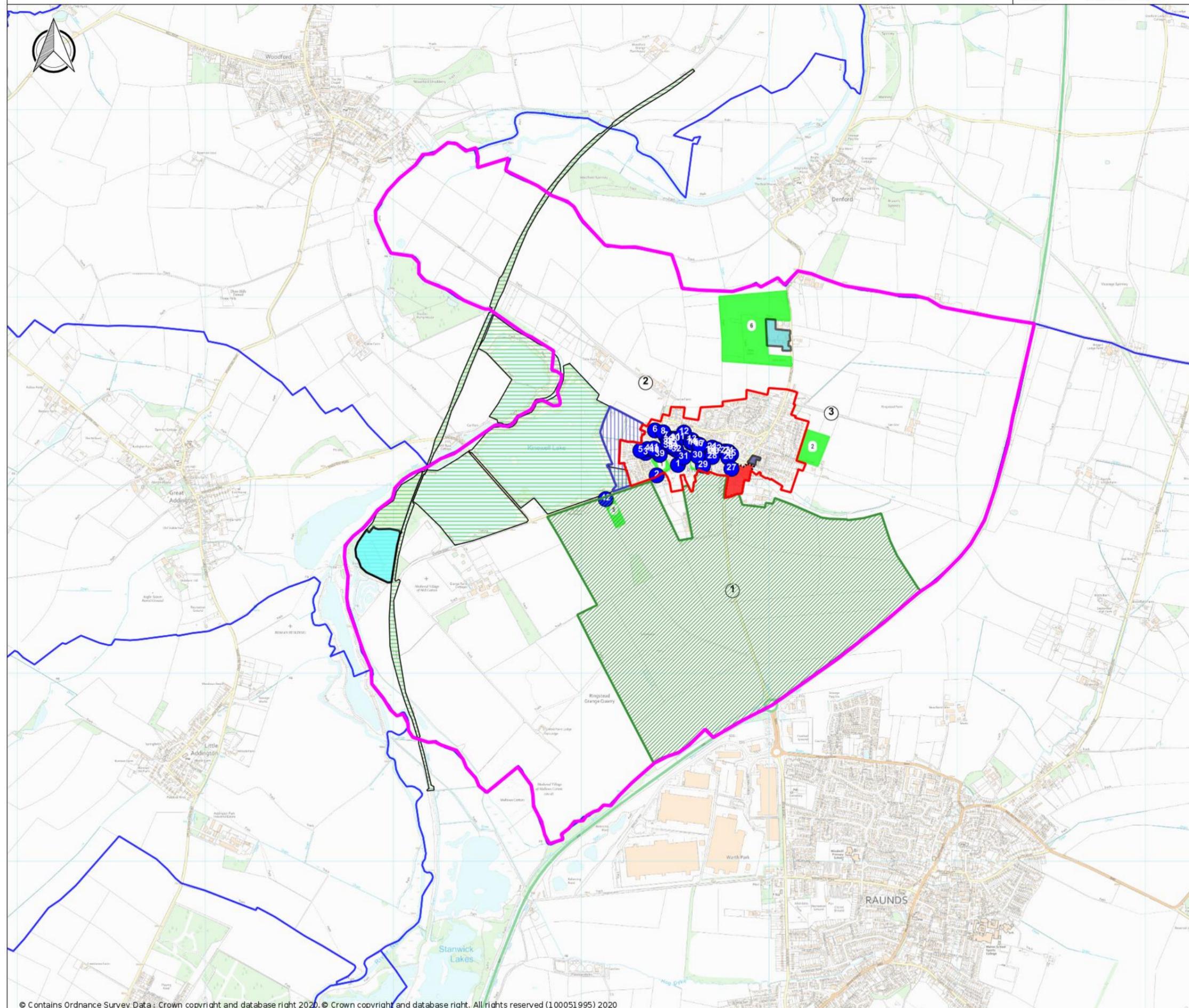
Local Green Space

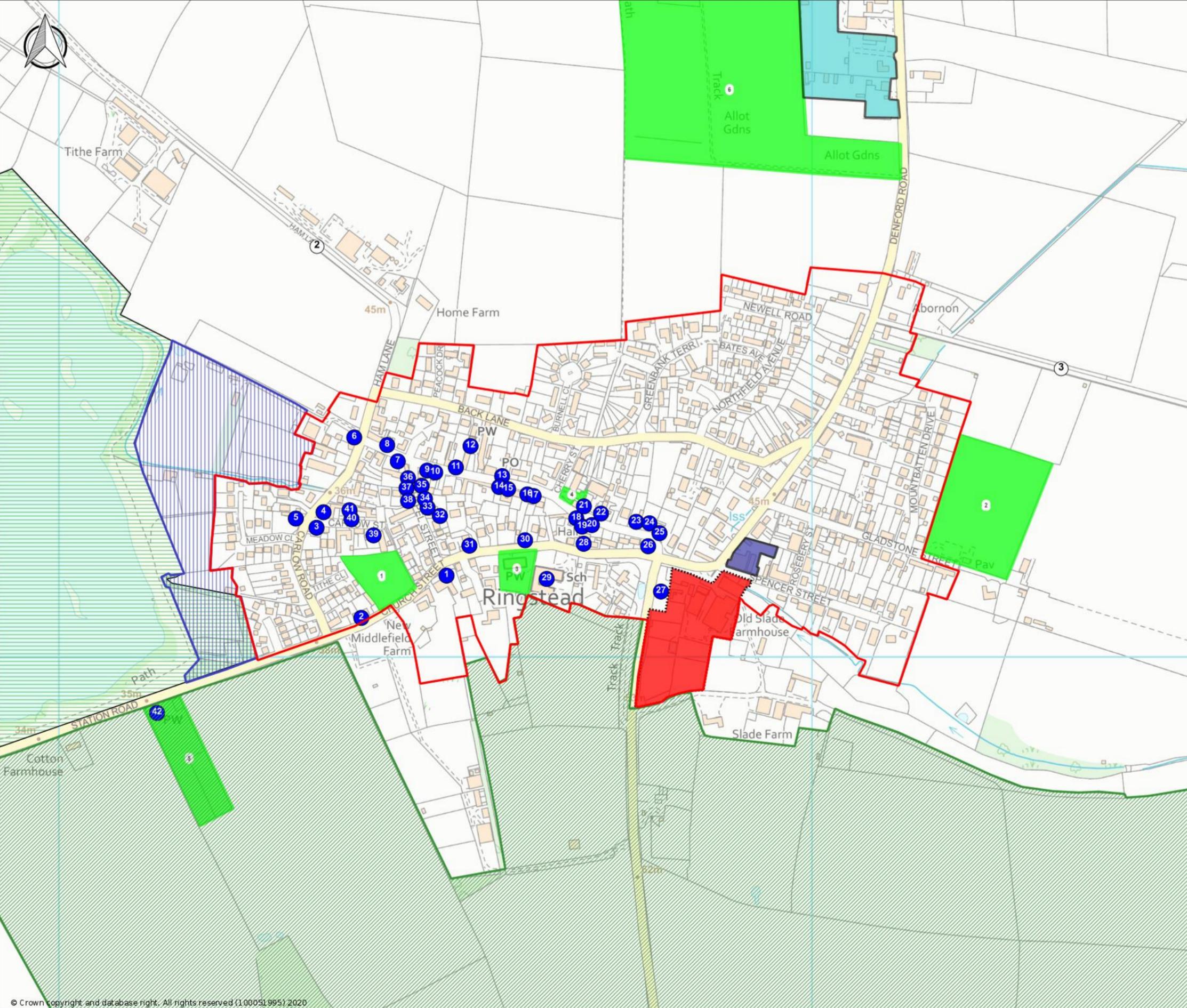


Housing Allocation



Parish





**Settlement Boundary**

□

**Traveller Site**

■

**Area of Separation**

■

**Kinewell Lake Buffer Zone**

■

**Ringstead Business Centre**

■

**Features of Local Heritage Interest**

■

**Local Wildlife Site**

●

**Important View**

○

**Local Green Space**

■

**Housing Allocation**

■

